

# LOCK-UP SHOP

## TO LET

843 ft<sup>2</sup> (78.36 m<sup>2</sup>)

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**94A FLEET ROAD, FLEET, HAMPSHIRE GU51 4PA**

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**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900  
www.clareandcompany.co.uk  
Keith@clareandcompany.co.uk**

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- ▶ **2 RESERVED PARKING SPACES**
- ▶ **REAR ACCESS**
- ▶ **KITCHENETTE AND TOILET FACILITIES**
- ▶ **NEARBY OCCUPIERS (inc. Marks & Spencers Food, Argos and Sainsburys)**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LOCATION

Fleet is a small and affluent town in North East Hampshire, situated close to the Surrey/Berkshire borders. It is approximately 3 miles south of Junction 4a of the M3 is within a mile of the mainline railway station (Fast train to Waterloo approx. 40 minutes)

The subject property occupies a prominent position on Fleet Road close to Majestic Wine, Travis Perkins, and McDonalds. Other occupiers of note include Waitrose, Boots Opticians, Post Office, Londis, Subway, Oxfam, Betfred etc. together with several other good quality operators. A public car park is close by and there is some short-term parking within Fleet Road.

## DESCRIPTION

The unit comprises a terrace lock-up shop previously used as a residential lettings agency and includes a kitchenette area, male and female toilets as well as a very useful rear store with access/loading doors. There are 2 reserved parking spaces at the rear of the property.

## ACCOMMODATION

Approximate areas and dimensions as follows:

Internal Width	20' 10" ft	(6.35 m)
Built Depth	44' 2" ft	(13.46 m)
Shop Area	652 ft <sup>2</sup>	(60.63 m <sup>2</sup> )
Rear Store	191 ft <sup>2</sup>	(17.73 m <sup>2</sup> )
Total Area	843 ft <sup>2</sup>	(78.36 m <sup>2</sup> )

## RENT

Offers invited in the region of £19,500 per annum exclusive plus VAT payable quarterly in advance.

## TERMS

The property is available by way of a new, effectively, full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

## SERVICE CHARGE

There is a service charge budget in relation to external repairs and various other items, this is currently running at a figure of £1,125 plus VAT per annum (£1.33 ft<sup>2</sup>), payable quarterly in advance.

## BUILDINGS INSURANCE

£595.50 plus VAT for one year.

## VAT

We understand that the property is registered for VAT, so VAT will be chargeable on the rent, service charge and buildings insurance.

## BUSINESS RATES

Rateable Value from April 2023	£15,750
Uniform Business Rates	£49.9p
Rates payable (approximate)	£7,859.25



## ENERGY PERFORMANCE CERTIFICATE

26-50

**B**

37 B

## VIEWING

Strictly by appointment with the **Sole Agent**:

Keith Harpley or David Savage  
**Clare & Company**  
7 Alexandra Road  
Farnborough  
GU14 6BU

**Telephone:** 01252 415900, 07798 761028 or 07949 016459

**Email:** keith@clareandcompany.co.uk; [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

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