

LOCK-UP SHOP TO LET

Total shop area 351 ft² (32.64 m²)



4 KINGS ROAD, FLEET, HANTS GU51 3AD

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- ▶ **Located on the busy Kings Road**
- ▶ **Lock-up Shop**
- ▶ **Glazed Partition Forming 2 Areas**
- ▶ **Front Road Parking for this Shopping Parade**
- ▶ **Rear Access Doorway**
- ▶ **No VAT**
- ▶ **Small Parking Area**

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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 Kings Road between the junctions with Clarence Road & Albert Street. Nearby occupiers include: Co-op, Chelsea kitchens & bathrooms, VapEr etc. Car parking is available in Kings Road and also in the nearby residential roads.

DESCRIPTION

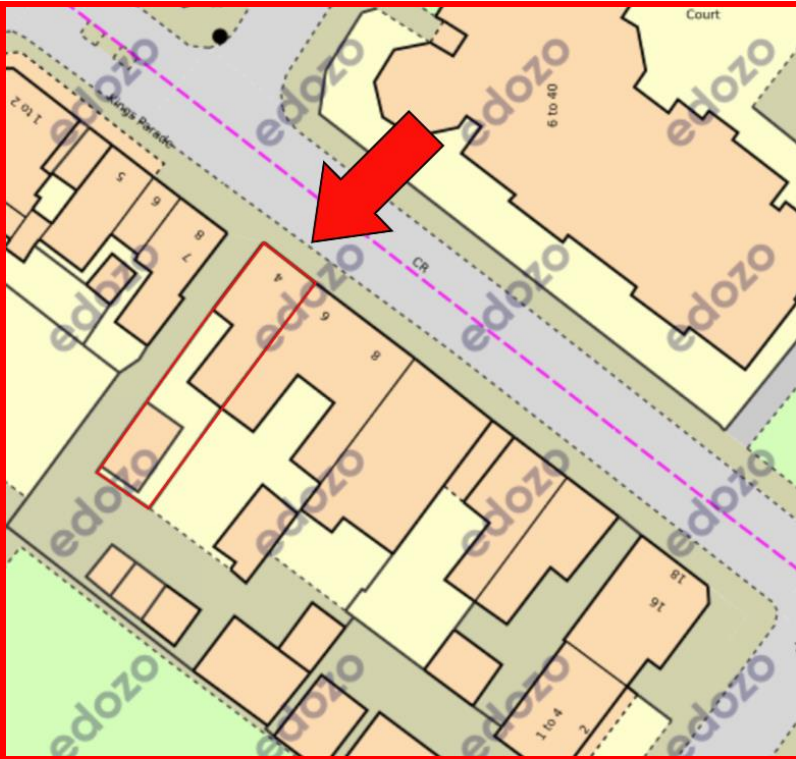
An older style brick built end of terrace. The property comprises a ground floor lock-up shop with toilet and kitchenette facility.



ACCOMMODATION

Approximate floor areas as follow: -

Shop Internal Width	15' 10"	(4.83)
Shop Total Depth	25' 9"	(7.85)
Shop Area	351 ft ²	(32.64 m ²)



Plan for illustration purposes only. Not to scale.



REAR ACCESS The property has a rear pedestrian access.

RATEABLE VALUE To be confirmed, but very likely to be within the threshold of the small business rates relief scheme.

TO LET

Available on a new lease, with length of term by agreement, at a rent of £13,000 pax.

BUILDINGS INSURANCE £573.78 for one year.

VAT

We understand from our client that the property is not elected for VAT.

LEGAL COSTS

The incoming tenant to pay our client's legal costs.

ENERGY PERFORMANCE CERTIFICATES (EPC)

Shop

51-75

C

51 C

FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:

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