Retail

TO LET

CLASS E UNIT

100 Aldershot Road, Church Crookham, Fleet, GU52 8JX

Versatile Class E Unit in prominent location

Summary

Tenure	To Let
Available Size	3,601 sq ft / 334.54 sq m
Rent	£70,000 per annum plus VAT
Rates Payable	£35,475 per annum
Rateable Value	£82,500
EPC Rating	B (43)

Key Points

- Extensive frontage
- Prominent location on Aldershot Road
- 17 car parking spaces
- Small secure yard
- Flexible ancillary space
- New lease terms

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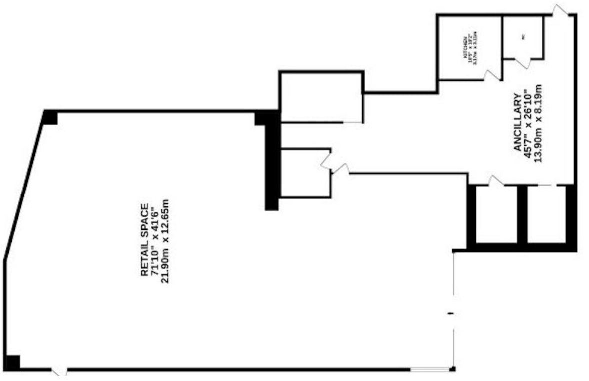
DESCRIPTION

The premises comprises Ground Floor premises with ancillary offices and storage, falling within Class E use and so may also be suitable for some Clinic and Leisure users etc.

LOCATION

Church Crookham is a high density residential area to the south of Fleet town centre. The premises are located on the south side of the busy Aldershot Road in a highly visible location.

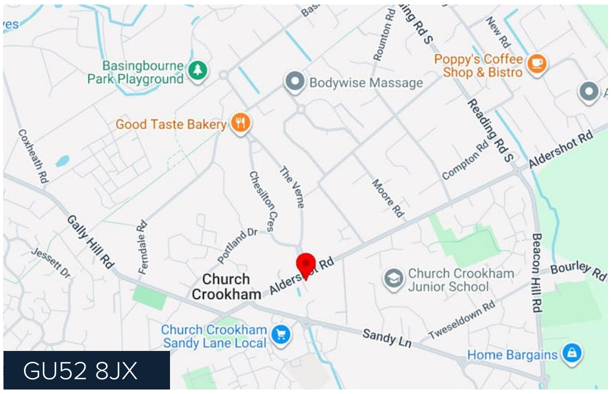
There is easy access to the M3 at junction 4A providing connections with the national motorway network. The mainline station at Fleet offers a fast and regular service to London on the Basingstoke to Waterloo line.



ACCOMMODATION

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Retail	2,549	236.81	Available
Ancillary	1,052	97.73	Available
Total	**3,601**	**334.54**	



TERMS

Available on new lease terms.

RENT

£70,000 per annum exclusive, plus VAT.

BUSINESS RATES

Rateable value - £82,500 per annum.

Rates payable - £35,475 per annum.

EPC

EPC Rating - B/43.

LEGAL FEES

Each party to meet their own legal fees incurred in the transaction.

Viewing & Further Information

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The co-operative food
Open every day 7am - 10p
POST OFFICE
Trolley park


RETAIL SPACE
71'10" x 41'6"
21.90m x 12.65m
ANCILLARY
45'7" x 26'10"
13.90m x 8.19m
KITCHEN


Trolley park