

Industrial / Warehouse FOR SALE

**HOLLIS
HOCKLEY**



St James Road, Fleet, GU51 3QH

Well presented, modern workshop / business unit, with private yard / car park

Summary

Tenure	For Sale
Available Size	2,155 sq ft / 200.21 sq m
Price	Offers in the region of £750,000
Rates Payable	£7,020 per annum
Rateable Value	£16,250
EPC Rating	C (64)

Key Points

- Rarely available freehold opportunity
- Well presented workshop / business unit
- Accessible town centre location
- Private yard / car park

St James Road, Fleet, GU51 3QH

DESCRIPTION

The subject property occupies an accessible and convenient location in the centre of Fleet, accessed via Reading Road South, and within short walking distance of the town centre facilities.

The main building is currently utilised as a workshop, with 3.9 metres minimum eaves high (rising higher), and incorporating roller shutter loading door, seperate personel entrance door, space heater, modern lighting and WC, with mezzanine storage area, accessed via metal staircase.

The building also incorporates a front reception / office area, with its own WC, which could potentially be adapted into the main building, if required. This area has the benefit of gas central heating and double glazing, with its own entrance door.

The property is located on a secure private site, with extensive front yard / car parking area, accessed immediately from St James Road.

As such, this offers an unusual and rare opportunity to acquire a freehold building, either for workshop / industrial use, or other general business uses, as permitted.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office / reception	322	29.91	Available
Unit - Workshop / main unit	1,485	137.96	Available
Mezzanine - Mezzanine store	348	32.33	Available
Total	2,155	200.20	

PRICE

£750,000 per the freehold interest.

VAT is not payable on the purchase price.

AVAILABILITY

Available immediately.

EPC

EPC Rating - C/64

RATES

Rateable value: £16,250 per annum.

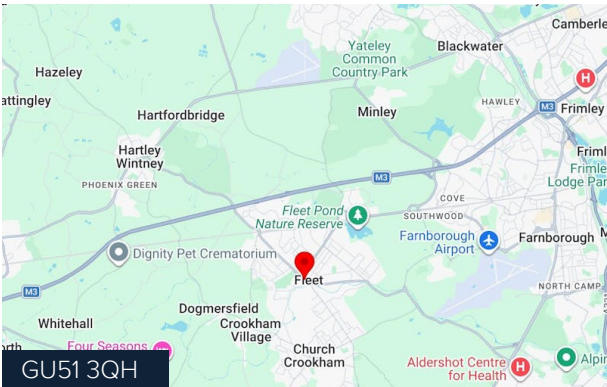
Rates payable: £7,020 per annum.

VIEWINGS

STRICTLY BY APPOINTMENT ONLY

LEGAL FEES

Each party to meet its own legal costs incurred in the transaction.



Viewing & Further Information

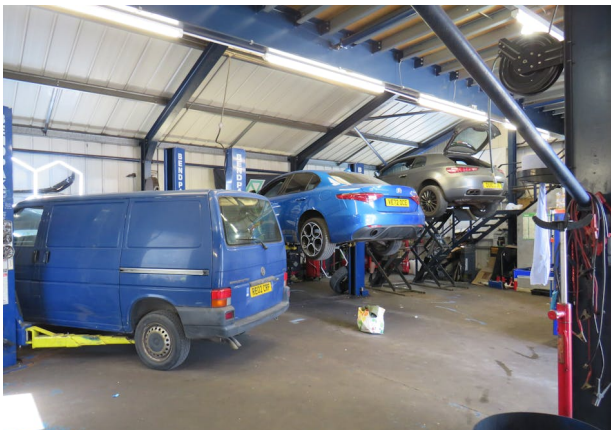
CLAIRE HUCKSON

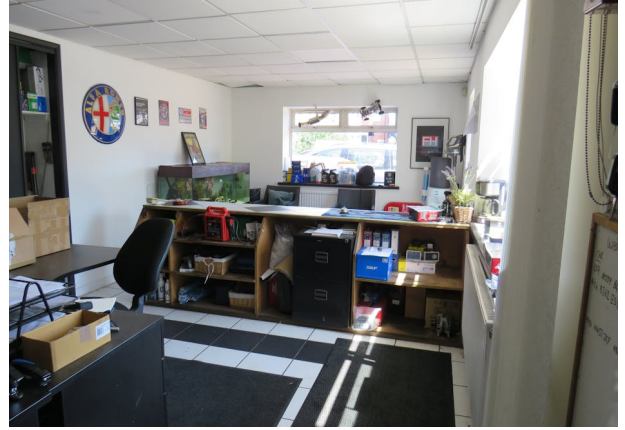
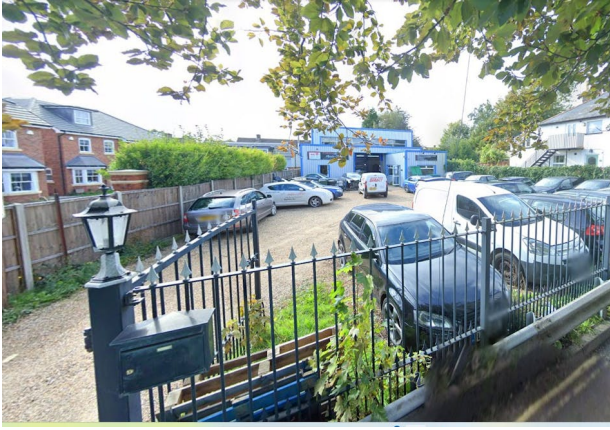
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NEIL HOCKLEY

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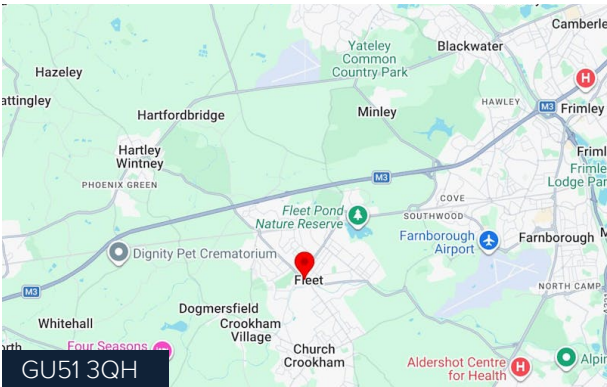
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