

PROMINENT CLASS E FREEHOLD FOR SALE

FLEET

176 FLEET ROAD

Description

Fleet is a town and civil parish in the Hart district of Hampshire, located 37 miles (60 km) southwest of London. It is part of and is the major town of Hart District.

The subject property is located on a prominent pitch on Fleet Road on the opposite side to Hart Shopping Centre. Nearby retailers include **Gail's**, **Lloyds**, **Clintons**, **Greggs**, **Costa**, **Millets**, and **F. Hinds**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with ground and first floors providing the following approximate areas:

Ground Floor Sales	1,968 sq. ft. (182.83 sq. m)
Ground Floor Ancillary	403 sq. ft. (37.44 sq. m)
First Floor Ancillary	816 sq. ft. (75.81 sq. m)
Total	3,187 sq. ft. (296 sq. m)

The property includes 10 car parking spaces to the rear of the property.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£590,000**.

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£40,000
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

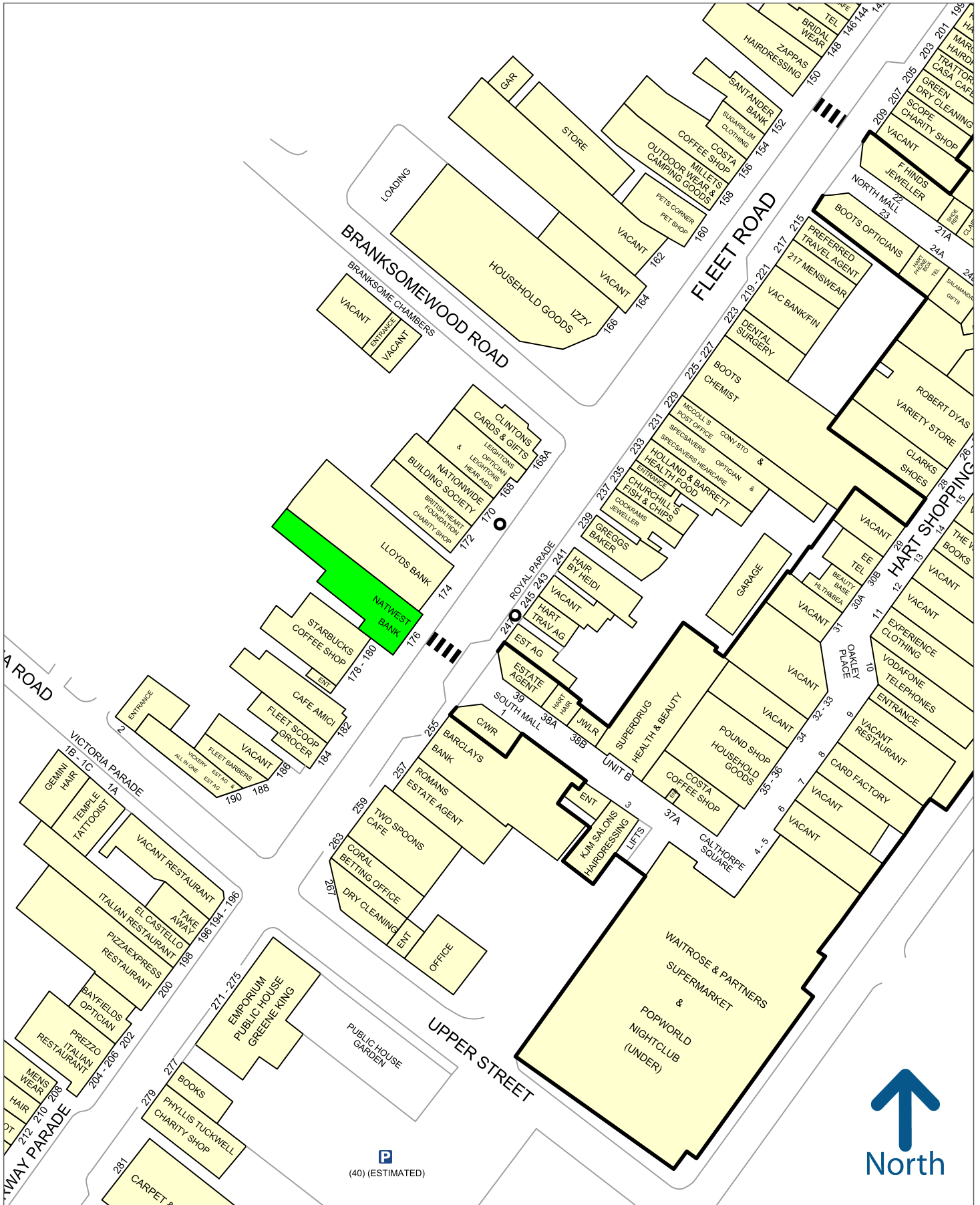
Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
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In partnership with:





50 metres

Experian Goad Plan Created: 18/05/2023
Created By: Green and Partners



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