

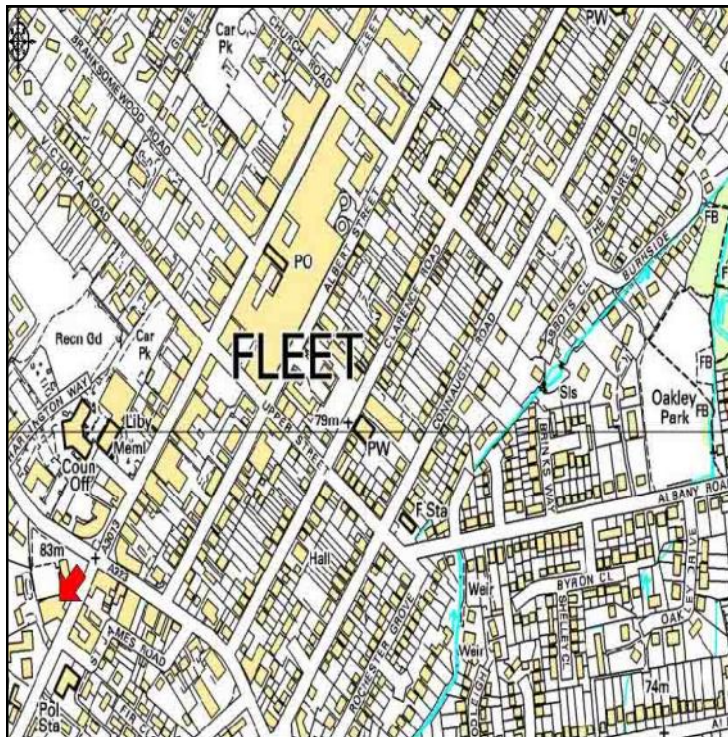
Retail Property



**DOWNING
ASSOCIATES**

Fleet—4 Crookham Road GU51 5DR

Rare Opportunity—Freehold Retail Premises For Sale
Confidentially available—Staff unaware



- Freehold available
- 2,571 sq ft
- Close to Fleet Retail pitch
- Large forecourt with car parking for up to 12 cars
- Substantial frontage to main road 124 ft

www.downing-associates.co.uk

Tel: 01483 454141

Fax: 01483 454147

Howard Buildings
69/71 Burpham Lane
Burpham, Guildford
Surrey

Fleet—4 Crookham Road GU51 5DR

Location

The premises are situated in a very prominent position adjacent to the Oatsheaf (Public House) and very close to the traffic intersection with Reading Road and Fleet Road, the latter being the main retail pitch in the town.

Description

The premises are arranged on the ground floor only and benefits from a substantial forecourt car parking for up to 12 cars.

Accommodation

The floor affords the following dimensions and floor areas :-

	Imperial	Metric
Frontage to Crookham Road	124' 0"	38.00m
Net frontage	87' 5"	26.65m
Ground floor	2,571 sq ft	238.85 sq m
External display area/ car parking	3,714 sq ft	345 sq m

Planning

The permitted use is for sale of comparison (non-food) goods with A1 as the classes order.

Proposal

We are seeking offers in excess of £425,000 for the Freehold interest.

Rates

Use - car showroom & premises

Rateable value £32,000 UBR (2011/2012) 43.3p

Costs

Each party to bear their own.

Inspection

For further information or to view strictly by appointment as staff are unaware contact

:

Nick Downing Tel: 01483 454140

Email: nick@downing-associates.co.uk

MISREPRESENTATION ACT

These particulars are set out as a general online only for guidance of intended purchases. Measurements are approximate and for guidance only. The agents and vendor take no responsibility for any error, mistakes or omission in these details. These particulars do not constitute an offer contract and members of the agents firm have no authority to make any representation or warranty in relation to this property. All prices and rents are exclusive of rates service charge and VAT if applicable.