

# RETAIL / RESIDENTIAL BUILDING FOR SALE FREEHOLD

**£295,000**

Total shop area 364 ft<sup>2</sup> (33.82 m<sup>2</sup>) with spacious  
3 bedroom flat, rear parking space & external store

**4 KINGS ROAD, FLEET, HANTS GU51 3AD**



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- ▶ **Located on the busy Kings Road**
- ▶ **Retail Unit**
- ▶ **Ground/First Floor 3 Bedroom Flat**
- ▶ **To be purchased with Vacant Possession.**
- ▶ **Rear Workshop/Store and Parking Space**

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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, Kings Dog Spar etc. Car parking is available in Kings Road and nearby roads.

## DESCRIPTION

An older style brick built end of terrace. The property comprises two stories consisting of a ground floor retail shop, plus a part ground floor & first floor three bedroom self-contained flat with front access. It should be noted that the property is in need of refurbishment.

## ACCOMMODATION

Approximate floor areas as follow: -

Shop Internal Width	15' 10"	(4.83)
Shop Total Depth	25' 9"	(7.85)
Shop Area	364 ft <sup>2</sup>	(33.82 m <sup>2</sup> )
Ground/First Floor Flat	2 double bedrooms & one single bedroom, ground floor kitchen/diner.	



Plan for illustration purposes only. Not to scale.

## REAR ACCESS

The property has side/rear vehicle access and an outside store building.

## RATEABLE VALUES/RATES

Shop = £ 5,400 (Small Business Rates Qualification)  
Ground/First Floor Flat = Council Tax B

## FOR SALE

The freehold interest of the property is available to purchase for £295,000.

## VAT

We understand from our client that VAT will not be chargeable on the sale.

## REAR PARKING AND DOUBLE GARAGE

Our client also owns a double garage and parking for approximately 3 vehicles which can be purchased separately. Further information on application.

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Shop

51-75

C

51 C

Flat

39-54

E

45 E



Rear workshop/store



## **LEGAL COSTS**

Each party to pay their own legal costs in the matter.

## **IMPORTANT**

The property is available for sale to “cash purchasers” or purchasers that require a low percentage mortgage (no more than say 50% mortgage), or are borrowing against other existing property investments already owned. Formal proof of funding will be required.

## **FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:**

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