# 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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Land

- 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)

CLARE & CQ

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: -

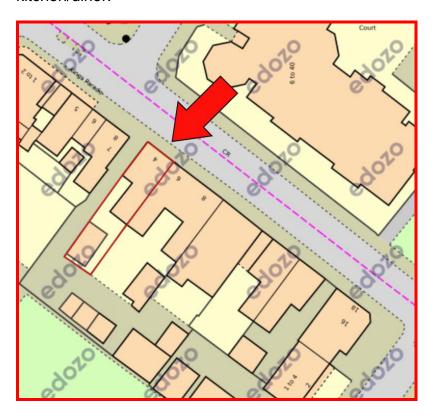
Shop Internal Width 15' 10" (4.83)

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



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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