



RARE FREEHOLD



Fyfe House, St James Road

Fleet, GU51 3QH

Self contained freehold office building

1,225 to 2,504 sq ft

(113.81 to 232.63 sq m)

- No VAT due on purchase
- 5 allocated car spaces
- Air conditioning
- Perimeter trunking with network cabling
- 4x wc's plus 2x kitchens
- Keypad entry system/intruder alarm
- Central location in walking distance to train station

Summary

Available Size	1,225 to 2,504 sq ft
Price	£515,000
Rates Payable	£13,473 per annum The above figures are for the whole property. If let floor by floor the tenant may qualify for business rates relief. Further details from Hart District Council
Rateable Value	£27,000
Service Charge	N/A
EPC Rating	C (67)

Description

Fyfe House comprises a self contained two storey freehold office building. The ground floor currently comprises mainly open plan office accommodation with two toilets, a separate kitchen, meeting room, server room etc. The first floor is again mostly open plan with four partitioned offices, separate kitchen and two further wc's.

The building is capable of being let floor by floor therefore the building may suit an owner occupier who could occupy part and let out the remaining floor as an investment.

Location

Fyfe House is situated in St James Road, close to the junction with Fleet Road and Reading Road South and within a very short walk of the main shopping centre and town centre facilities.

Fleet enjoys a vibrant retail centre with a wide selection of pubs and restaurants.

Fleet mainline railway station (Waterloo 40 minute fast train) provides a swift and regular service to London and the M3 is accessible from Junction 4A which is located approximately 1 mile from the building.

Accommodation

Name	Size	sq m
Ground - Ground Floor	1,225 sq ft	113.81
1st - First Floor	1,279 sq ft	118.82
Unit - Whole Building	2,504 sq ft	232.63

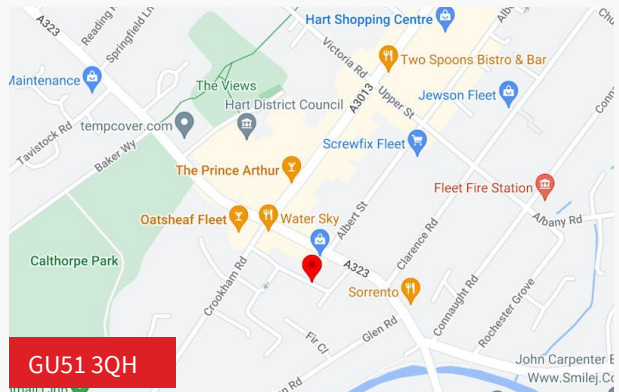
Terms

We are instructed to market the building on the basis of a freehold sale at a quoting price of £515,000 for the freehold interest. We are advised by our client that the building is not registered for VAT purposes.

Alternatively our client would consider a letting of the whole or potentially floor by floor. Further details on application.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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