

**TO LET – RENTAL OFFERS INVITED OR AVAILABLE BY WAY
OF AN ASSIGNMENT OF THE EXISTING LEASE
PRINCE OF WALES, 77 READING ROAD SOUTH, FLEET,
HAMPSHIRE, GU52 7SY**



- Large two storey detached public house fronting Reading Road South (B3013) in Fleet
- Extensive internal and external trading areas
- The building footprint is around 4,380 sq ft and the site sits on a plot size amounting to around 0.76 of an acre
- Likely to be of interest to local/regional pub and restaurant operators
- The premises are available either by way of a new sublease at a rent and terms to be agreed or an assignment of the existing lease, subject to landlord's consent

Location

Fleet is a town and civil parish in the Hart District of Hampshire with a population of approximately 45,000 residents. It is located around 38 miles south-west of London and 16 miles south of Reading. The town benefits from strong transport links, being situated close to Junction 4A of the M3 motorway. Fleet railway station provides regular rail services to London Waterloo station, with journey times of approximately 40 minutes.

The Prince of Wales is located 0.5 miles south of the town centre and fronts Reading Road South (B3013) which has a daily traffic flow of around 17,000 vehicles. The surrounding area is primarily residential and includes Heatherside Infant School, Heatherside Junior School, and Fleet Methodist Church.

Property Description

Large two storey detached property of brick construction with a part rendered facade beneath a hipped roof with a number of additions.

Accommodation

The ground floor comprises a front bar area accommodating approximately 30 covers, including a dedicated sports area, a separate side bar with capacity for around 30 covers, and a large restaurant area providing seating for approximately 70 covers.

Ancillary trade areas include a large catering kitchen with a wash up area, basement beer store and two sets of customer WC's (including disabled).

The private accommodation is located on the first floor and includes four bedrooms, bathroom, WC, office and a kitchen.

Externally, there is a seating area at the front of the pub for approximately 28 covers, along with a large rear trade garden, part of which is covered and includes a TV viewing area accommodating around 50 covers. There is also a patio area with seating for approximately 25 covers, 33 picnic benches within the grassed garden, and a children's play area.

Additionally, the property benefits from two car parks accommodating approximately 40 vehicles in total, as well as a large detached garage/store.

The building footprint is around 4,380 sq ft and the site sits on a plot size amounting to around 0.76 of an acre. Source: Nimbus Maps.

Tenure

Leasehold. The premises are available either by way of a new sublease at a rent and terms to be agreed or an assignment of the existing lease which expires on 23/06/2039, subject to landlord's consent. The current passing rent is £106,000 plus VAT per annum.

Rental income receivable from the EV car charging points will be excluded from any subletting.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a Conservation Area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

Premium offers are invited for the F&F which are in the absolute ownership of the landlord. Any branded or leased items and any items owned by third parties will be excluded.

Stock in Trade

The stock in trade is to be purchased additionally and at valuation to include dry and wet stocks and trade glassware.

TUPE

TUPE regulations apply. Further details will be made available in due course.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £73,000 with effect from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the letting of the property.

EPC

An EPC has been requested.

Virtual Tour

<https://my.matterport.com/show/?m=tSrXCFXxkQf&help=1>=1&ts=1>

Viewings

The site is currently trading under management and therefore all viewings must be strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk

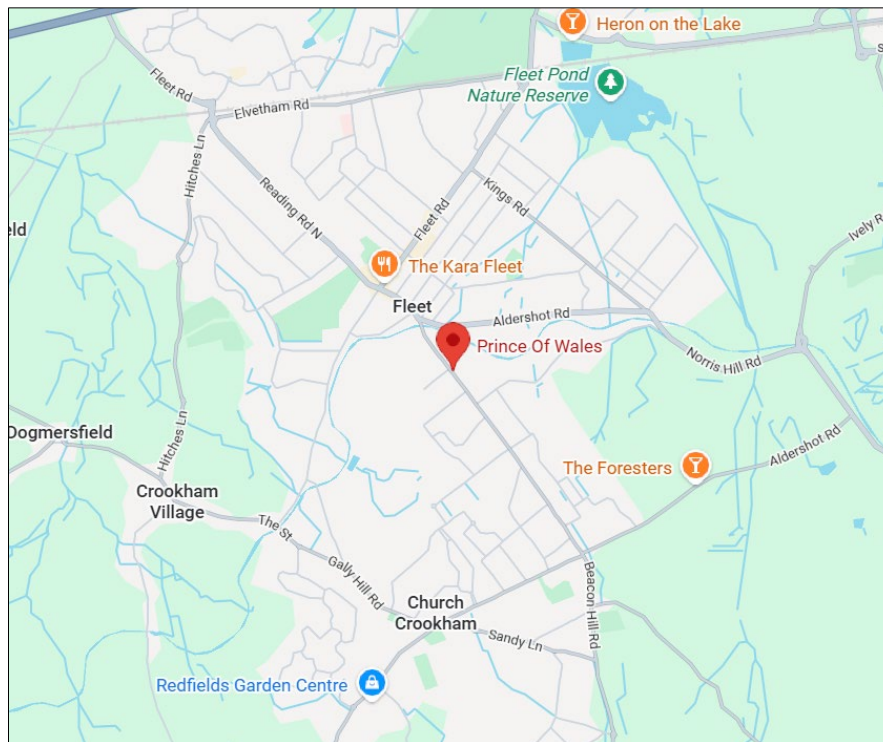


Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

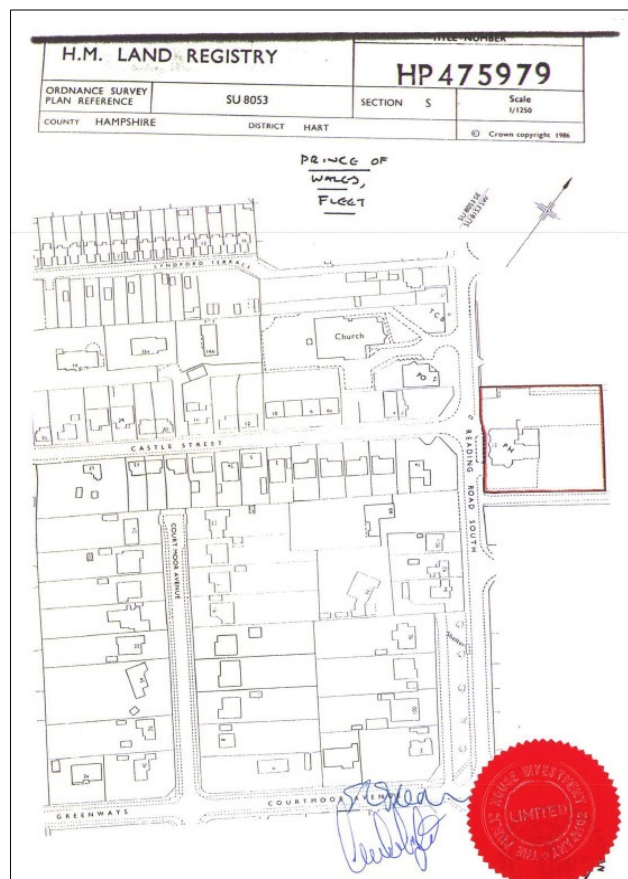


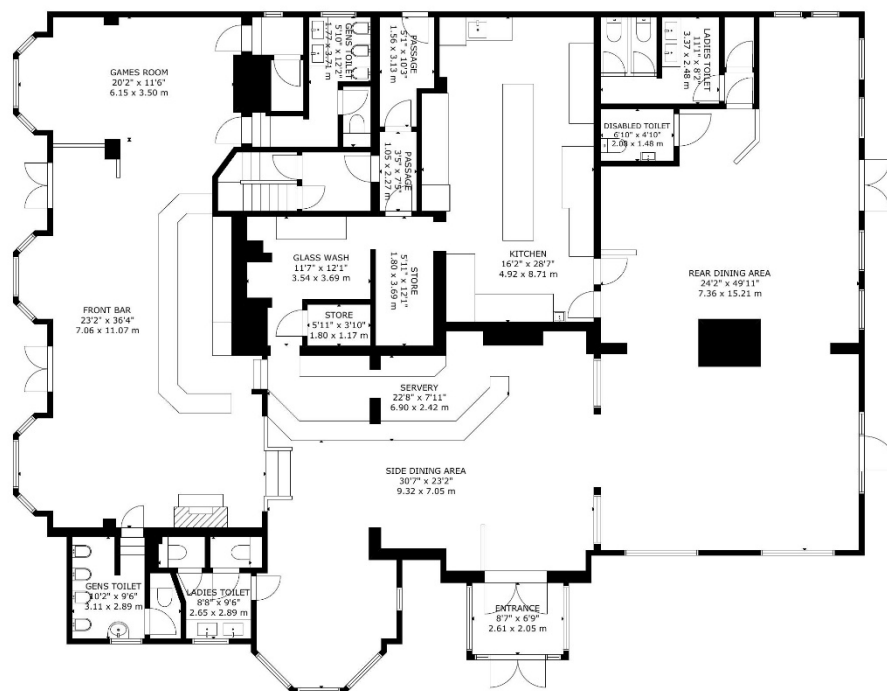


Location Plan



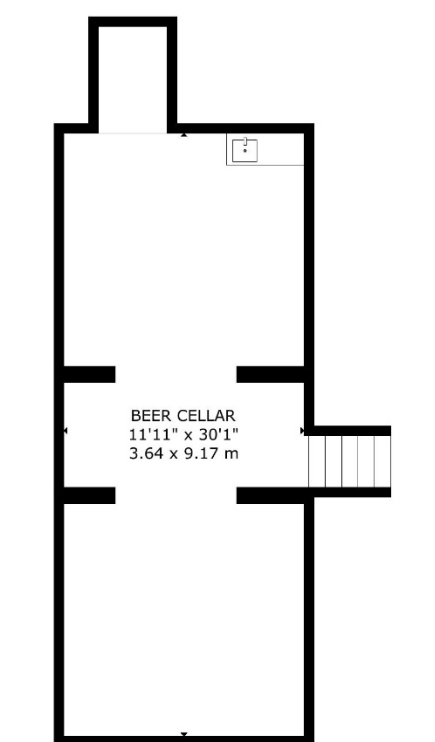
Leasehold Plan





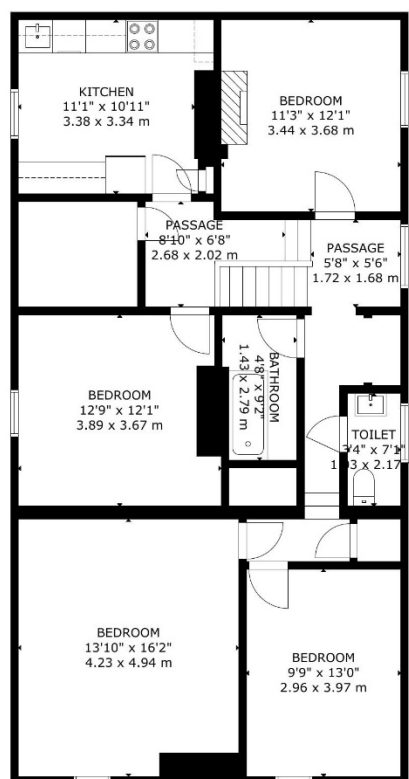
GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 535 m²/5,758 sq ft
BASEMENT: 36 m²/389 sq ft, GROUND FLOOR: 392 m²/4,221 sq ft, FIRST FLOOR: 107 m²/1,148 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
TOTAL: 535 m²/5,758 sq ft
BASEMENT: 36 m²/389 sq ft, GROUND FLOOR: 392 m²/4,221 sq ft, FIRST FLOOR: 107 m²/1,148 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 535 m²/5,758 sq ft
BASEMENT: 36 m²/389 sq ft, GROUND FLOOR: 392 m²/4,221 sq ft, FIRST FLOOR: 107 m²/1,148 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

