

# CHICHESTER

7 South Street, PO19 1EH

## Attractive Shop Premises To Let on a New Lease

### LOCATION

The property is situated close to the historic heart of Chichester, near **The Cross**, with the **Cathedral Close** to the rear. The premises are near the junction with **East Street** and **North Street**, in an area offering many multiples including **Vision Express**, **Moss Bros**, **Sea Salt**, **Blacks**, **White Stuff**, **Crew Clothing**, **Russell & Bromley** and a host of **specialist traders**. (Please see street plan overleaf).

### THE PROPERTY

These premises comprise an attractive building which is arranged on ground and 2 upper floors, having the following dimensions and approximate areas:-

Gross Frontage	13ft 4ins	4.1 m
Internal Width	11ft 9ins	3.6 m
Shop Depth	42ft 9ins	13.1 m

Ground Floor Retail Sales	488 sq ft	45.3 sq m
First Floor Ancillary	410 sq ft	38.1 sq m

Second Floor \* (NOT INSPECTED)

### LEASE

The entire premises are to be let on a full repairing and insuring lease for a term of 10 years, subject to a rent review at the 5<sup>th</sup> anniversary in an upward only direction.

### RENT

**£49,500 per annum**, exclusive of rates.

### EPC

The EPC rating for the premises are D(89) and an EPC is available for inspection upon request.



**A pop-up considered**

### RATES

We have been informed by the Local Rating Authority that the following values apply and this may be checked on the VOA website or interested parties are advised to make their own enquiries with the Chichester Council Business Rates Department (01243 5345014):-

Rateable Value	£44,500
Rates Payable (2019/2020)	£21,850

As the premises fall below the government discount threshold the payable figure may currently be eligible for a 1/3<sup>rd</sup> reduction for 2 years.

### LEGAL COSTS

Each party to bear their own legal costs.

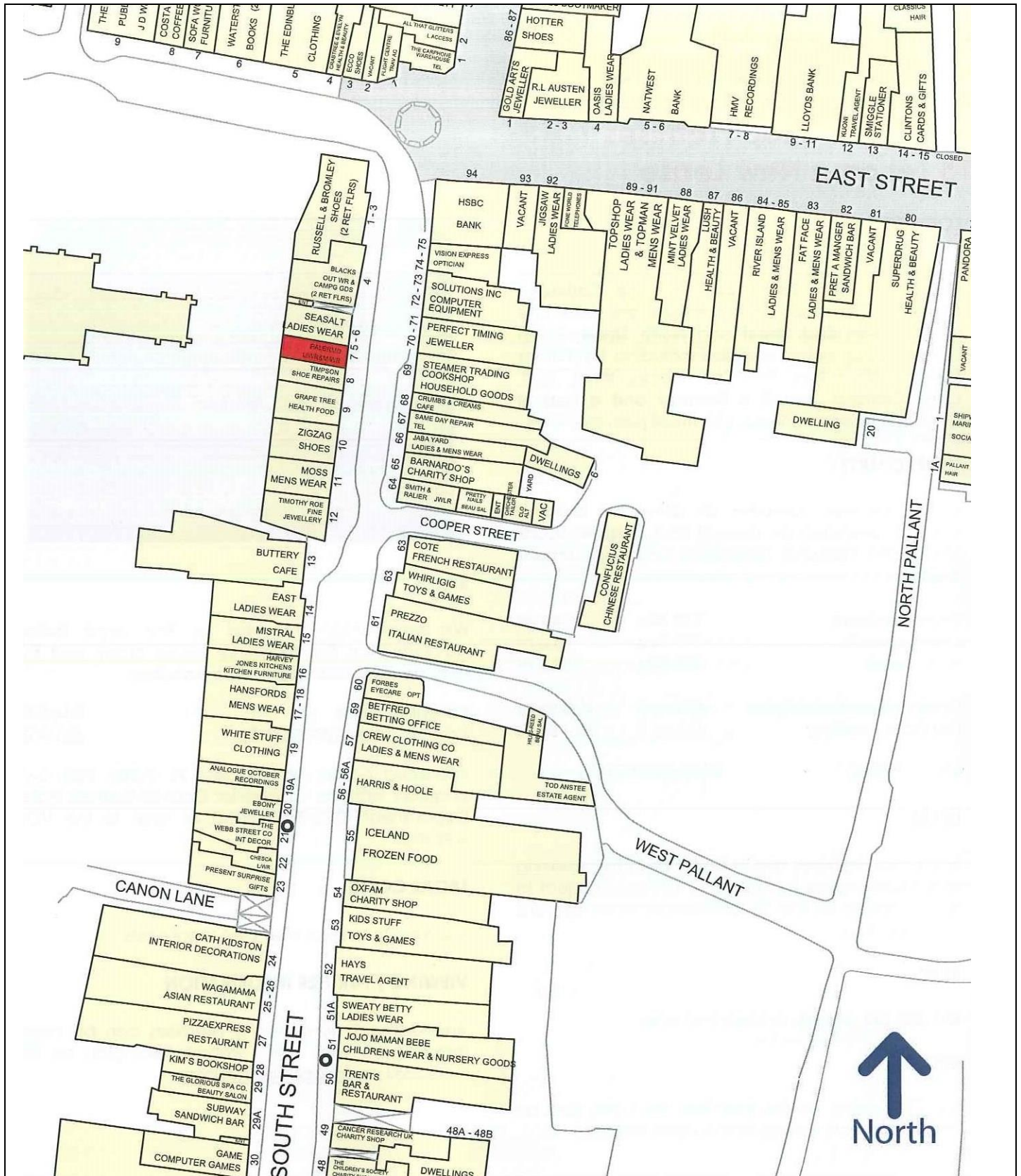
### VIEWING / FURTHER INFORMATION

Arrangements to view the premises can be made through the sole agent Robert Bebington on 020 7493 5551 or [drb@bebington.com](mailto:drb@bebington.com).

**SUBJECT TO CONTRACT**

Updated 25/04/19

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### IMPORTANT

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.