

To Let

Natwest, Midhurst, Rumbolds Hill, GU29 9DB

For further information please contact:

Lewis Sinclair

T: 020 7911 2913 E: Lewis.Sinclair@gva.co.uk



Location

Midhurst is a market town and civil parish in West Sussex, England. It lies on the River Rother 20 miles inland from the English Channel, and 12 miles north of the country town of Chichester. As of 2016, it was estimated that the population of Midhurst was 5,225. The subject unit is surrounded by a mix of independent stores and national commercial chains; from Churchill Clocks and C.J Hampshire to Prezzo's and The Carpet Shop.

Description

The subject property is a detached, three storey building arranged over basement, ground and first floors. The property comprises the following approximate areas measured on a net internal basis:

Ground floor:	167.53 sq m	1803 sq ft
First floor:	72.03 sq m	775.sq ft
Basement	n/a	n/a
Total:	239.56 sq m	2579 sq ft

Lease

Assignment of the existing lease due to expire 11th December 2029.

Alternatively a sub-lease is available.

Rent

£19,000 pax

Planning

The landlord is amenable to a range of uses subject to prior consent.

Business rates

We understand that the property is assessed as follows:

Rateable value: £16,750 **UBR (2018/19):** 0.48p **Rates Payable:** £8,040 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is F137. A copy of the certificate can be made available.

VAT

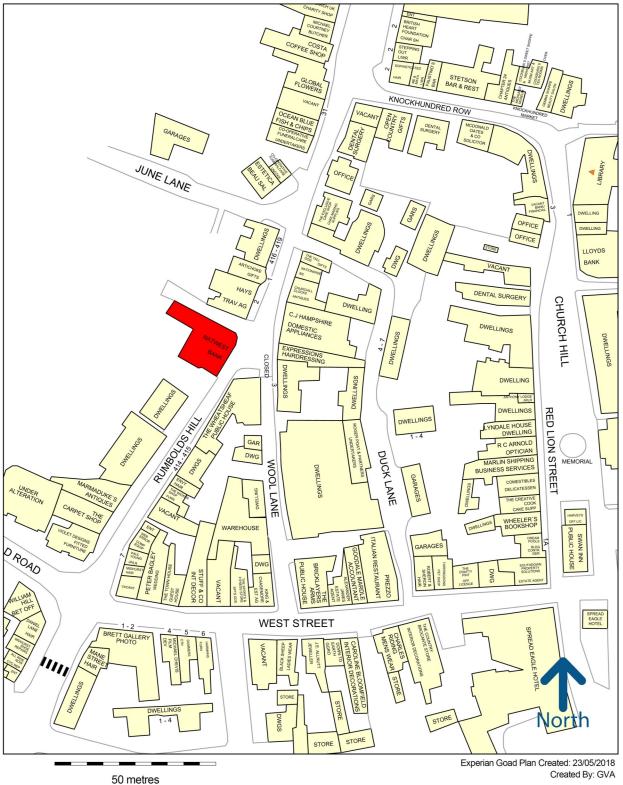
VAT if applicable will be charged at the standard rate.

08449 02 03 04

gva.co.uk/13711







50

Copyright and confidentiality Experian, 2017. © Crown copyright and

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Map data

GVA 65 Gresham Street, London EC2V 7NQ

GVA is the trading name of GVA Grimley Limited. @2018 GVA

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

database rights 2017. OS 100019885

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

June 2018

(3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

File number: 02B732377

- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not