

# To Let

For further information  
please contact:

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Natwest, Midhurst, Rumbolds Hill, GU29 9DB



## 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
<b>Total:</b>	<b>239.56 sq m</b>	<b>2579 sq ft</b>

## 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

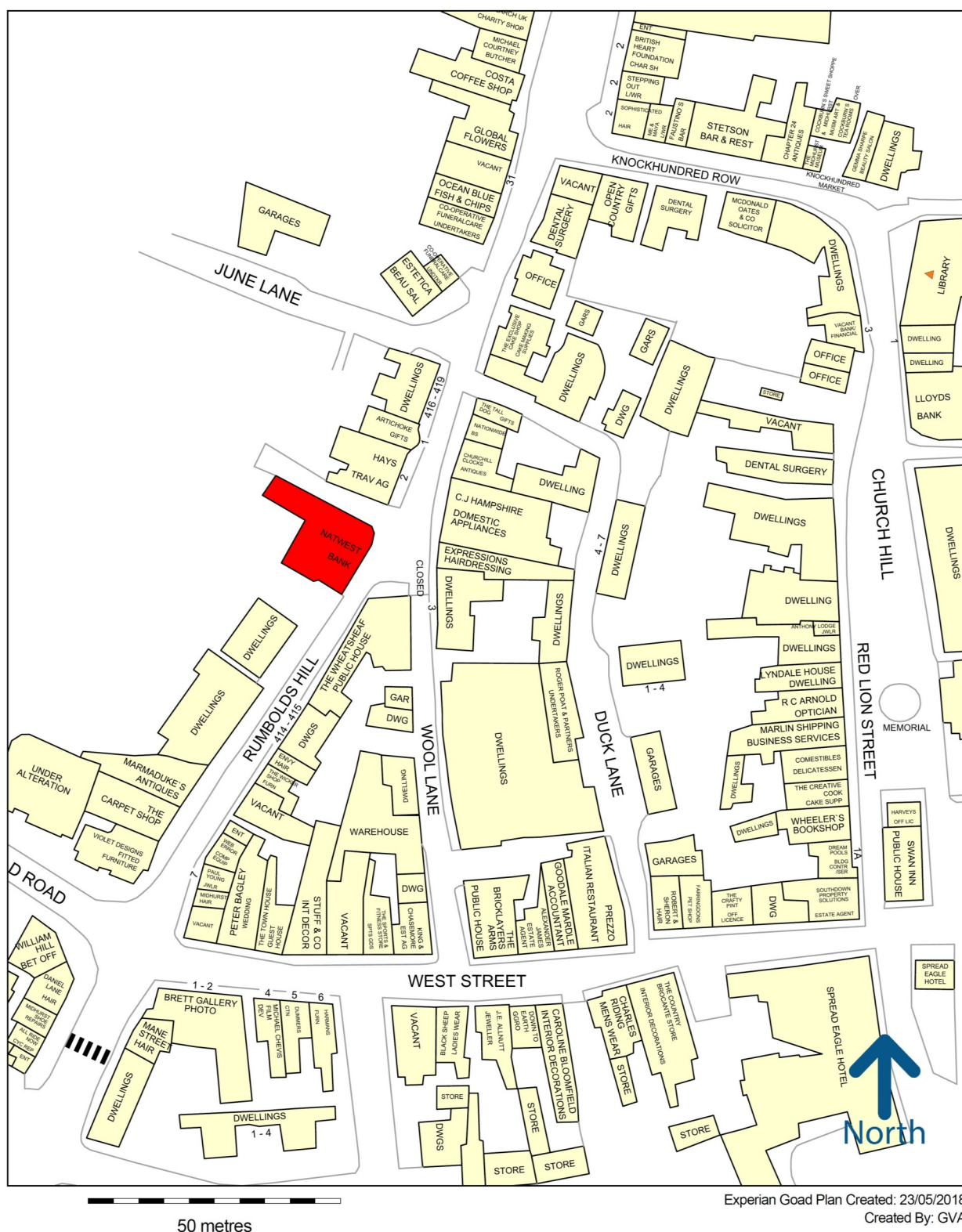
The Energy Performance Asset Rating is F137. A copy of the certificate can be made available.

## VAT

VAT if applicable will be charged at the standard rate.

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