34a, Little London Chichester West Sussex PO19 1PL



Ground and first floor Town Centre Offices/Consulting rooms

To Let

# 616 sqft [ 57.3 sqm]



### Location

The Cathedral City of Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The property is positioned on Little London which is a one way street leading off the main shopping area of East Street. It is opposite the main entrance to one of the town centre's principle car parks which is behind

**Commercial Property Consultants** 

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Marks and Spencers. Nearby occupiers include TK Maxx, ASK, A-Plan Insurance and a dental practice, amongst others.

### Description

The available accommodation comprises a self-contained suite of rooms on the front of the building owned and occupied by the Chichester Boys Club. Access is via a glazed door on the side of the building which leads into an open area off which are 2 small consulting rooms and stairs leading to 4 further rooms.

There is a wc with wash hand basin and a kitchen on the ground floor.

The space is currently occupied by The Information Shop who are relocating to larger premises. The charitable organisation provides counselling services.

The accommodation will be in good decorative order and will be ready for occupation from 1<sup>st</sup> December or earlier by agreement.

#### Accommodation

| Ground floor            | 20.5 m2 | 220 ft2 |
|-------------------------|---------|---------|
| Kitchen                 | 5.1 m2  | 54 ft2  |
| First Floor rooms       | 31.7 m2 | 342 ft2 |
| Total Net Internal Area | 57.3 m2 | 616 ft2 |

#### Amenities

- Town centre location
- Secure flexible space with 24/7 access
- Newly refurbished
- WC and kitchenette
- New lease
- Ready for immediate occupation

#### Terms

The premises are available on a new lease for a term to be agreed.

#### Rent

£9,240 per annum- £770 per month. VAT is not applicable.

#### EPC

C-65

### **Business Rates**

Rateable value:

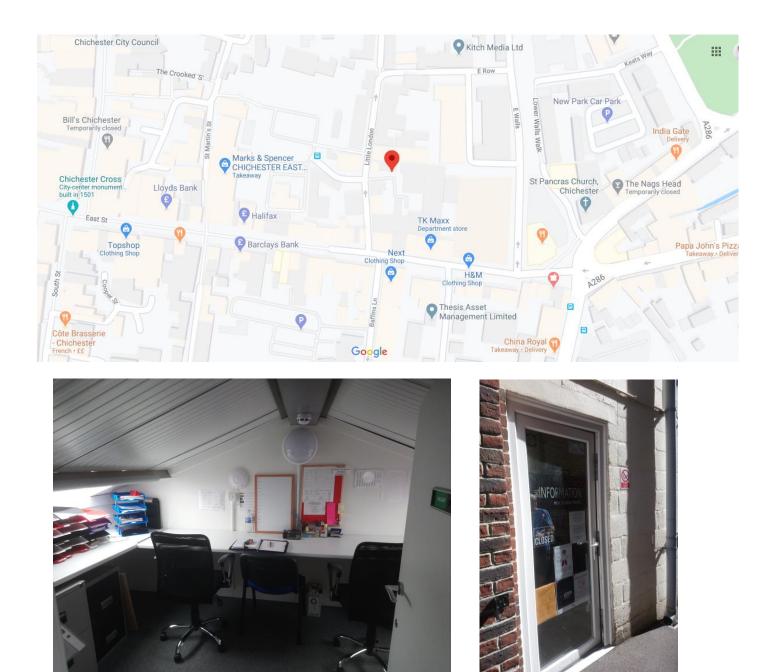
To be assessed

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## Viewing

Strictly by appointment with the sole letting agents Medhursts Commercial Surveyors on 01243 520949.



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#### July 2020

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