

**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**

**4 Northgate | Chichester | West Sussex | PO19 1BA  
01243 520949 | [www.medhursts.com](http://www.medhursts.com)**



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
<b>Total Net Internal Area</b>	<b>57.3 m2</b>	<b>616 ft2</b>

## 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

Agents notice- We endeavour to make our particulars as accurate and reliable as possible. They are a general outline for guidance only for intending purchasers or lessees and do not constitute in whole or in part an offer or a contract. No statement in these particulars should be relied upon as a statement or representation of fact. Neither Medhursts Commercial Surveyors Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. No undertaking is given that the property is in good condition or repair or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated all prices and rents are quoted exclusive of VAT if applicable. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

## Viewing

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



Agents notice- We endeavour to make our particulars as accurate and reliable as possible. They are a general outline for guidance only for intending purchasers or lessees and do not constitute in whole or in part an offer or a contract. No statement in these particulars should be relied upon as a statement or representation of fact. Neither Medhursts Chartered Surveyors nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. No undertaking is given that the property is in good condition or repair or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated all prices and rents are quoted exclusive of VAT if applicable. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.



July 2020

Agents notice- We endeavour to make our particulars as accurate and reliable as possible. They are a general outline for guidance only for intending purchasers or lessees and do not constitute in whole or in part an offer or a contract. No statement in these particulars should be relied upon as a statement or representation of fact. Neither Medhursts Commercial Surveyors Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. No undertaking is given that the property is in good condition or repair or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated all prices and rents are quoted exclusive of VAT if applicable. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.