

Shop 2 Magnus Court, St Martins Street,
Chichester PO19 1AF



TO LET/FOR SALE

Well Presented Retail Unit

Total Size 81.35 sq m (876 sq ft)

Key Features

- Chichester is a thriving retail centre
- Central position next to M&S car park
- High pedestrian footfall location
- Open plan unit
- Prominent corner unit, with double shop front
- New EFRI lease available
- Current A2 use
- Available for a variety of uses (STP)
- Nearby occupiers include M&S, Stephen Lawrence, Classix and Splits Sandwich Shop



■ Location

Chichester is a **historic and thriving retail 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 premises are situated in a recent development **behind Marks and Spencer**, between St Martins Street and Little London car park. St Martins Street **leads from the main pedestrianised shopping area of East Street** and is linked by a **pedestrian route leading from North Street**.

■ Accommodation

We have measured and calculate the accommodation to have the following approximate **Net Internal Area (NIA) of 81.35 sq m (876 sq ft)**.

■ Terms

The property is available to let by way of a **new (effectively) full repairing and insuring lease** for a term to be agreed. Rent on application.

The long leasehold interest could be purchased, further information on request.

■ EPC

We understand the property has an EPC rating of C.

■ Viewings and Further Information

Please contact the sole agents Flude Commercial:

Mary Jackson

m.jackson@flude.com

01243 929140



■ VAT

We understand that the property is registered for VAT.

■ Planning

We understand that the premises benefit from **Class A2 use within the Use Classes Order 1987** (as amended).

Other uses such as Class A1 would be considered.

■ Business Rates

Rateable Value (2017): £34,500.

■ Legal Fees

Each party to bear their own legal costs incurred.



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has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

27 September 2018