

34 Southgate, Chichester PO19 1ES



# TO LET

## ■ Prominent Retail Unit

Total Area: 95.32 sq m (1,026 sq ft)

## ■ Key Features

- Chichester is an attractive retail destination
- Central position close to public car parks, bus and railway stations
- Open plan sales area
- Prominent corner unit with double frontage
- New EFRI lease available
- Rent £30,000 pax
- Property eligible for Retail Rates Relief
- Nearby occupiers include Wildwood, Creations, Rocking Horse, Artie's Kitchen and Charles Peck

## 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 situated on the eastern side of Southgate, close public car parks and the train and bus stations.

Nearby occupiers include Wildwood, Creations, Rocking Horse, Artie's Kitchen, Charles Peck, Simms Williams, Cussans Tanning & Beauty and Island Fine Art.

## Accommodation

The property comprises a ground floor unit with extensive shop frontage facing the busy A286 making it very visible to passing traffic.

We have measured and calculate the accommodation to have the following approximate net internal floor area of **95.32 sq m (1,026 sq ft)**.

The property benefits from a kitchenette and WC.

## Business Rates

Rateable Value (2017): £29,500

Following the Government's 2018 Autumn Budget, from April 2019 for the remaining 2 years of the current Rating List, all occupiers of retail units with a Rateable Value below £51,000 (including £50,500 but excluding £51,000), **may be eligible to receive a discount of 1/3 from their rates bill**, subject to State Aid Limits (€200,000).

## Viewings and Further Information

Please contact the agents Flude Commercial incorporating Garner Wood:

[chichester@flude.com](mailto:chichester@flude.com)

01243 819000

[www.flude.com](http://www.flude.com)



## Terms

The property is available to let by way of a **new (effectively) full repairing and insuring lease** for a term to be agreed at a commencing rent of **£30,000 per annum exclusive**.

A service charge will be payable.

## EPC

To be confirmed.

## Planning

We understand that the premises benefit from **Class A1 use** and **may be suitable for A2 or other uses**, subject to planning within the Use Classes Order 1987 (as amended).

## VAT

We understand that the property is not elected for VAT.

## Legal Fees

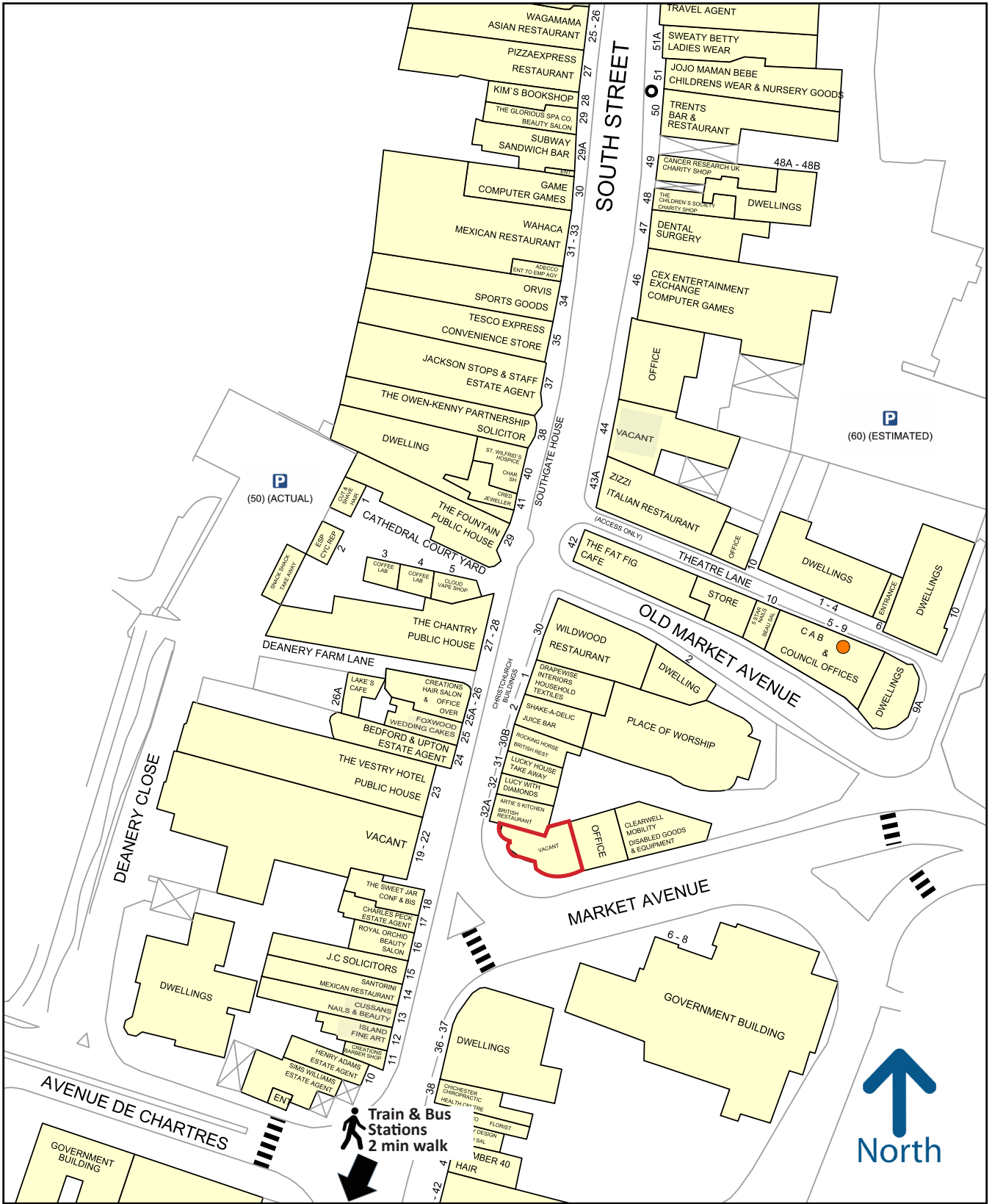
Each party to bear their own legal costs incurred.







**GOAD**



Experian Goad Plan Created: 01/05/2019  
Created By: Flude Commercial

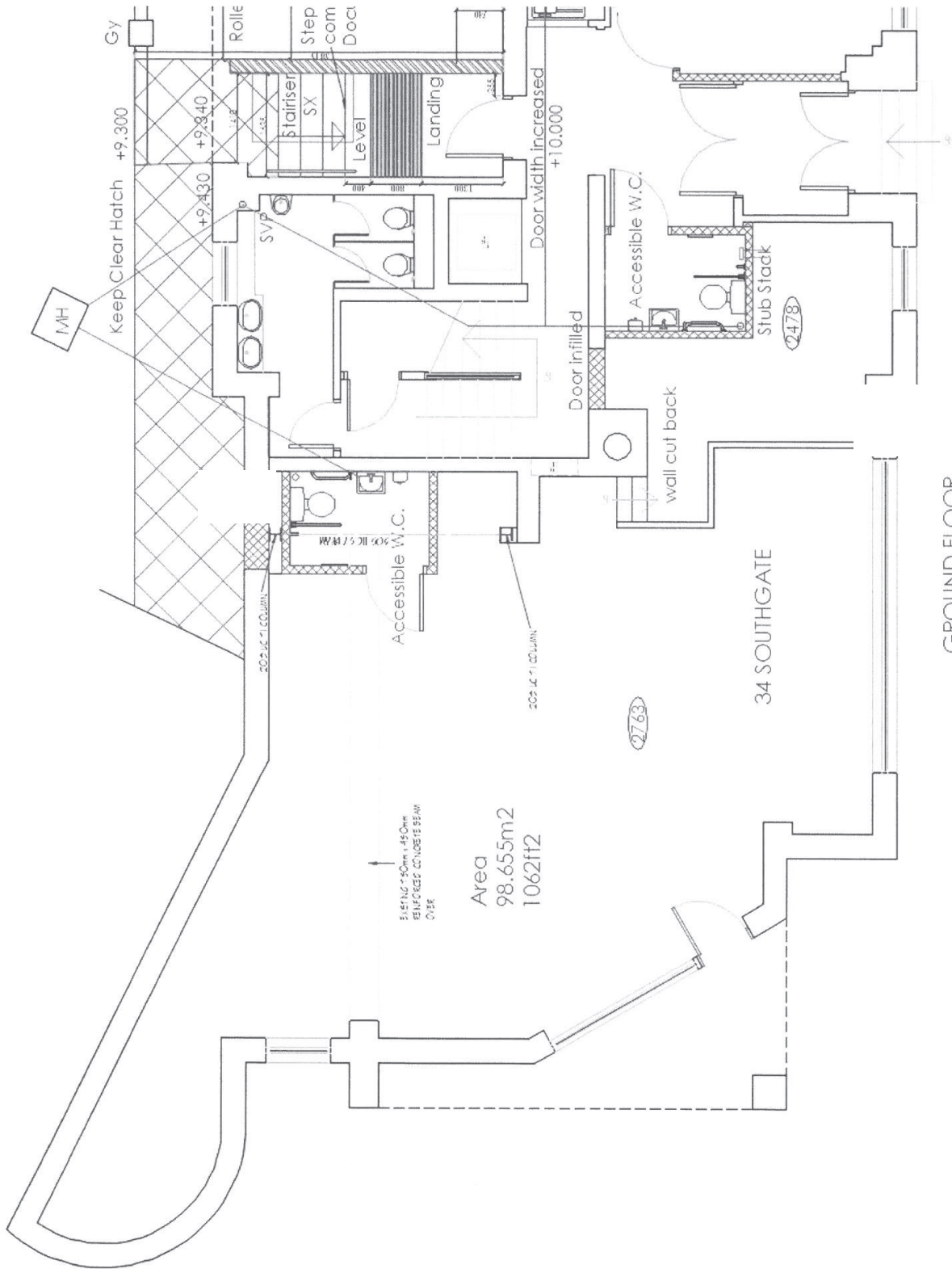


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**Floor Plan**



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial 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.

1 May 2019