

CHICHESTER

13 Market Road, PO19 1JW

Shop Unit – To Let

LOCATION

The property is situated adjacent to East Street, the prime pedestrianised shopping pitch in Chichester. Nearby major retailers include **TK Maxx**, **H&M**, **New Look** and a new **Co-operative Foodstore**.

The premises are situated opposite the 900 space **Cattlemarket car park**, the largest car park in the city centre. Also close by is the restaurant 'circuit' in the east of the city centre with **Gigging Squid**, **Brasserie Blanc**, **Attibassi**, **Ask**, **Reina Kitchen Meze**, and a number of local independents, including **Turners Pies** adjacent.

THE PROPERTY

The unit is arranged mainly at ground floor with a small storage area above, the premises having the following approximate dimensions and floor areas:-

Gross Frontage	30ft 9ins	9.38m
Internal Width	28ft 4ins	8.67m
Main Shop	36ft 6ins	11.13m
Built Depth	56ft 3ins	17.15m

Front Sales	1,020 sq ft	94.8 sq m
Rear Sales/Stock	455 sq ft	41.8 sq m
First Floor Ancillary	370 sq ft	34.4 sq m

LEASE

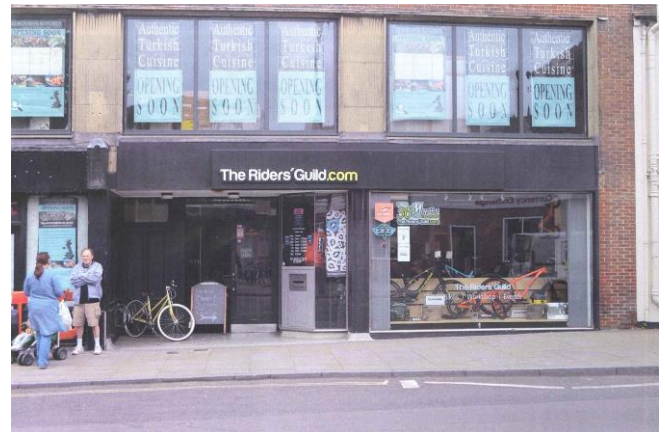
The property is available on a new full repairing and insuring lease for a term of 15 years, with 5 yearly upward only rent reviews.

RENTAL

Rental offers are invited in the order of **£55,000 per annum**, exclusive.

VAT

All rentals are exclusive of VAT.



RATES

We have been informed by the Local Rating Authority that the following values apply and this may be checked on the VOA website:-

Rateable Value	£28,250
Rates Payable (2020/2021)	£14,097

NB In the current chargeable year (2020/2021) the government have provided for a **100% rates relief** for retail premises.

EPC

The EPC rating for these premises are C(58) and an EPC is available for inspection upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING / FURTHER INFORMATION

Please contact Robert Bebington on 020 7493 5551 or drb@bebington.com.

SUBJECT TO CONTRACT

18/08/20

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IMPORTANT

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.