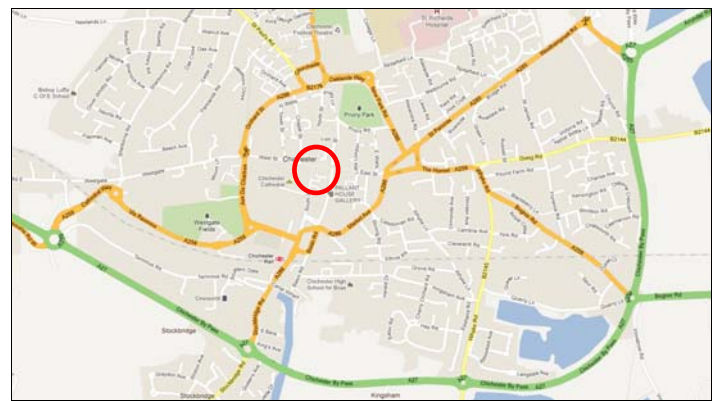


**Southern Annex
40 North Street
Chichester PO19 1LX**



TO LET

**Accommodation Suitable for B1, A2 & D1 Uses
from 93 sq m to 190 sq m (1,000 sq ft - 2,050 sq ft)**



KEY FEATURES

- Prime city centre location (next to new Jack Wills store)
- Grade II* listed character building
- Easy access to A27 and motorway network
- Within 10 minutes' walk of Chichester Station
- B1, A2 and D1 opportunity (stp)
- Suit office, financial & healthcare uses
- From 1,000 sq ft to 2,050 sq ft approx
- To let on new lease/s

Agency | Rent Reviews | Lease Renewals | Management | Valuation | Development

Southern Annex

40 North Street

Chichester PO19 1LX



Location

The historic city of Chichester lies on the south coast, 32 miles west of Brighton and 18 miles east of Portsmouth. The city is adjacent to the A27, running from Eastbourne to Salisbury and provides access to the motorway network. Access from the north can be achieved via the A286 or London via the A29. A good service is provided by the local railway station, which is under a 10 minute walk away, providing travel to Portsmouth/Southampton, and Brighton/London.

Description

Forty North Street is an imposing property Grade II* building which dates from the early 19th century and is set back from the street. The main building and northern annex is occupied by clothing brand Jack Wills but the southern two storey annex, in addition to a proposed new single storey extension to the rear in an orangery style, is available to lease following refurbishment and construction.

Planning consents are in place allowing a variety of uses including office space (B1), financial (A2) use and D1 use which would include healthcare and training.

Accommodation

The available accommodation consists of two distinct sections but could easily be occupied as one unit with the following approximate net internal floor areas*:

Building	Floor	Sq m	Sq ft
Southern Annex	Ground	48	520
	First	49	530
Sub Total		97	1,050
The Orangery	Ground only	93	1,000
Total		190	2,050

*Floor areas are approximate net internal areas and subject to final measurement following refurbishment and construction.

The vendor has been informed that an Energy Performance Certificate (EPC) might be required for the subject property. Where an EPC is not displayed, please contact the agent to confirm the current status.

Terms

The Southern Annex and The Orangery are available to let either separately or as a whole by way of a new (effectively) full repairing and insuring lease for a term to be agreed. Rent on application.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007, details of which can be accessed via www.flude.com. Rents and prices may be subject to VAT.

Planning

We understand that the premises benefit from A2 (Financial & Professional), B1 (Business) and D1 (Non Residential Institution) use within the Use Classes Order 1987 (as amended), which allows the property to be used for such Accountants, Banks, Building Societies, Offices, Art Gallery.

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.

Business Rates

To be assessed.

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.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

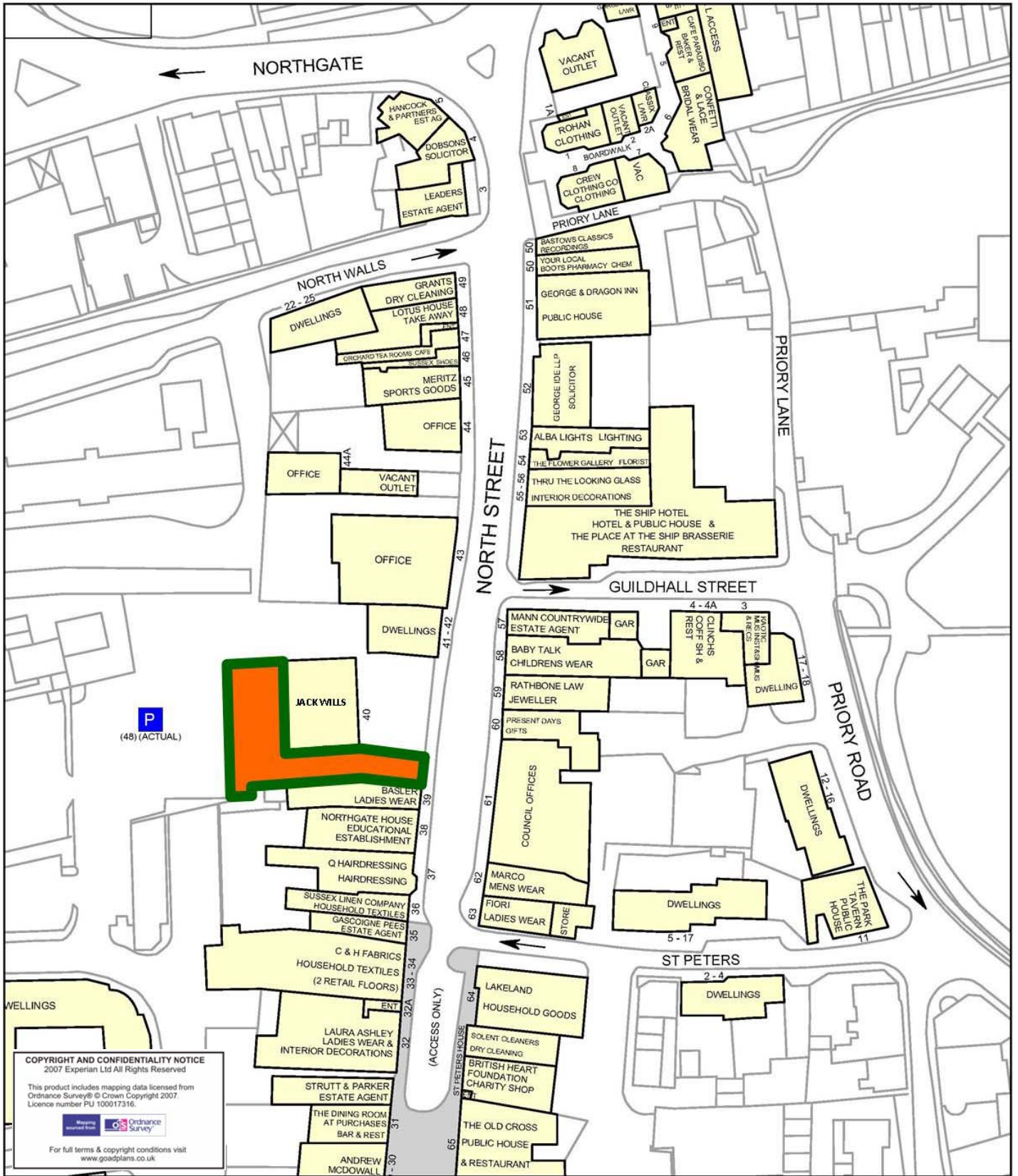
Strictly by appointment through the sole agents Flude Commercial. Please contact:

Mark Minchell BSc MRICS | Tel: 01243 819000 | Email: m.minchell@flude.com

Date: 26 October 2011

Awaiting client's approval

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.



Boundaries shown are for identification purposes only