

LOT 42 - Chichester

Commercial Auction - 23rd October 2019

allsop



Attractive Part Grade II* listed Freehold Vacant Former Bank

44 South Street, Chichester, West Sussex, PO19 1DS

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GUIDE PRICE *

£750,000+

Commercial - 23rd October 2019

The Berkeley, Wilton Place, Knightsbridge, London, SW1X 7RL

Morning session: Commencing at 10.00am precisely (Lots 1-91)

Afternoon session: Commencing at 2.00pm precisely (Lots 92-191)

Key Features

- Comprising a total of 573.85 sq m (6,177 sq ft)
- Located in prominent position in affluent Cathedral City centre
- Alternative use and/or redevelopment potential subject to consents
- VAT is not applicable

Vacant

By Order of

A Major UK Bank

Tenure

Freehold

Location

- ★ Chichester is a historic cathedral city located on the south coast and is a popular retailing and tourist destination
- ★ The city is located approx 68 miles south-west of London, 17 miles east of Portsmouth and 34 miles west of Brighton
- 🚆 Chichester Rail Station provides frequent and direct train services to London (Victoria). Fastest journey time approx 90 minutes
- 🛒 Occupiers close by include Wahaca, Orvis, Tesco Express, Zizzi (adjacent), Plzza Express and Sweaty Betty amongst many others



Additional Information

- The front of the property is over basement, ground and first floor with the rear of the property over ground, first and second floors.
- The property benefits from secure parking for some 6 vehicles to the rear and is situated in the Chichester Conservation Area.

Planning

- The property may have potential for alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be referred to Chichester District Council. Website: www.chichester.gov.uk

Buyers Premium

- The successful buyer will be required to pay the Auctioneers a buyer's fee of £600 (inc of VAT) upon exchange of sale memorandum in addition to the standard buyers fee.

VAT - VAT is not applicable to this Lot.

Allsop

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Address	Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
44 South Street	Vacant	Ground Floor GIA	196.30 sq m	2,113 sq ft	Vacant		
		Basement GIA	107.00 sq m	1,152 sq ft			
		First Floor GIA	207.25 sq m	2,231 sq ft			
		Second Floor GIA	63.30 sq m	681 sq ft			
		Total	573.85 sq m	6,177 sq ft			

NB. The successful buyer will be required to pay the Auctioneers a buyer's fee of £600 (inc of VAT) upon exchange of sale memorandum in addition to the standard buyers fee.

Featured 1



Featured 2

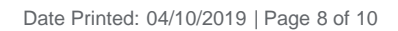


Featured 3



Featured 4







Disclaimer

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. **Important Note:** these printed particulars are subject to change, please check the website ahead of the auction for any updates.

Important notice - guide prices, reserves and additional charges

Please note that charges and fees additional to the sale price might be payable by the successful buyer in respect of the Lot. Please read the information below and check the Special Conditions of Sale, the Particulars of Sale and any addendum for the Lot before deciding whether or not to bid.

*Guide Prices

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which (or range of prices within which) the seller might be prepared to sell on the date on which the guide price (or range of prices) is published. The guide price will normally be at or above any reserve price.
2. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you are advised to check the website regularly for updates.
3. All guide prices are Quoted "subject to contract".
4. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
5. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates.

Reserve Prices

6. The reserve price is the minimum price at which the Lot can be sold.
7. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale.

Buyers' fees, Seller's fees and additional charges

8. For each Lot, on the fall of the hammer, a Buyers' Fee is payable to Allsop LLP as follows:

Commercial Auctions:

- All Lots: Buyer's Fee of **£500** plus VAT (**£600** inclusive of VAT)

Residential Auctions:

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£200** inclusive of VAT

9. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

10. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

11. Please note that lots may be sold or withdrawn at any time prior to auction.
12. Cheques for Deposits and Buyers' Fees to be made payable to 'Allsop LLP Clients Account'. NB. Buyer's Fees may be varied. Please refer to the addendum, the particulars or the conditions of sale.