

Primmer Olds B&A S

# TO LET

## Ground Floor Retail

32 NORTH STREET, CHICHESTER, WEST SUSSEX, PO19 1LX



### KEY FEATURES

- Prominent Listed Building
- Attractive ground floor retail space
- Nearby occupiers include, Jack Wills, Lakeland, Hamptons International, Caffè Nero and White Company
- Possible A1, A2 uses (subject to planning)

Call us on 023 8022 2292 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



Primmer Olds B&A S  
61 Cromwell Road, Southampton, Hampshire SO15 2JE  
Enquiries: Call us on 023 8022 2292

# 32 NORTH STREET, CHICHESTER

## DESCRIPTION

Chichester is a cathedral city in West Sussex, in South-East England. The subject occupies a prominent position on North Street. Attractive ground floor retail and period property. Grade II Listed building.

This property is available on New Lease following conversation of upper parts.

## ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Sales Approx	1353	126

(Areas subject to be detailed measurement following works)  
EPC

To be re-assessed following works.

## RATES

To be re-assessed following works.

## PROPOSAL

Available on a new and effectively full repairing and insuring lease for term to be agreed at a rent of £82,000 per annum.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



**Duane Walker**  
Director  
dwalker@primeroldsbas.co.uk



**Hanna Bennett**  
Agency Surveyor  
hbennett@primeroldsbas.co.uk



**Rose-Anna Liddiard**  
Surveying Executive  
rliddiard@primeroldsbas.co.uk

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S. has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.



.....

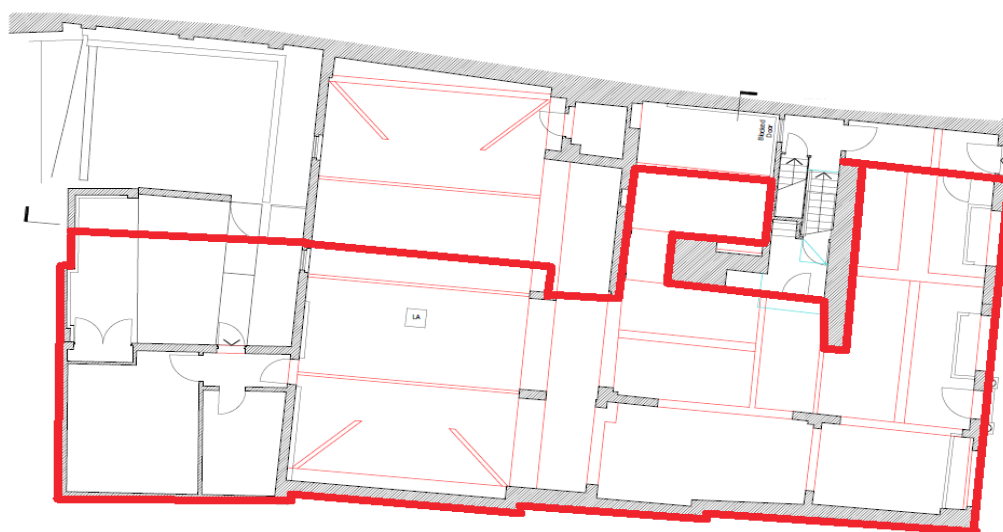
# 32 NORTH STREET, CHICHESTER

.....

## ADDITIONAL IMAGES



## FLOOR PLAN



Ground Floor Plan (Not to scale for identification only).



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



**Duane Walker**  
Director  
dwalker@primmeroldsbas.co.uk



**Hanna Bennett**  
Agency Surveyor  
hbennett@primmeroldsbas.co.uk



**Rose-Anna Liddiard**  
Surveying Executive  
rliddiard@primmeroldsbas.co.uk

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.