

14 South Street, Chichester PO19 1EJ



ONE YEAR
RENT FREE



TO LET

■ Prime Retail Unit

Total Size 83.98 sq m (904 sq ft)

■ Key Features

- Chichester is a affluent and thriving retail centre
- Restricted supply of retail units in Chichester
- Situated in prime location
- Open plan sales area
- Large frontage
- New EFRI lease available
- Rent £75,000 pax
- One year Rent Free (stc)
- Nearby occupiers include Cote, Moss Bros, Blacks, Russell & Bromley and Crew Clothing



■ Location

Chichester 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 western side of South Street**, a short distance from the Market Cross. **Nearby occupiers include Cote, Moss Bros, Blacks, Russell & Bromley and Crew Clothing.**

■ Accommodation

The accommodation forms part of a Grade II Listed building and is arranged as a **self-contained ground floor shop**. There is a kitchenette and WC to the rear of the premises.

We have measured and calculate the accommodation to have the an approximate **Net Internal Area (NIA) of 83.98 sq m (904 sq ft)**.

Gross Frontage of 8.80m

Net Frontage of 5.67m

■ Planning

We understand that the premises benefit from **Class A1 use within the Use Classes Order 1987** (as amended).

■ EPC

We understand the property has an **EPC rating of D (99)**.

■ Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

chichester@flude.com

01243 81900

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 **£75,000 per annum exclusive**.

Incentive Available - One Year Rent Free

The landlord is offering **one year rent free** (offered as two years at half rent), on a minimum term of 7 years, subject to contract. This offer is available for leases taken before November 2019.

■ VAT

We understand the property is not registered for VAT.

■ Business Rates

Rateable Value (2017): £58,500.

■ Legal Fees

Each party to bear their own legal costs incurred.



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.

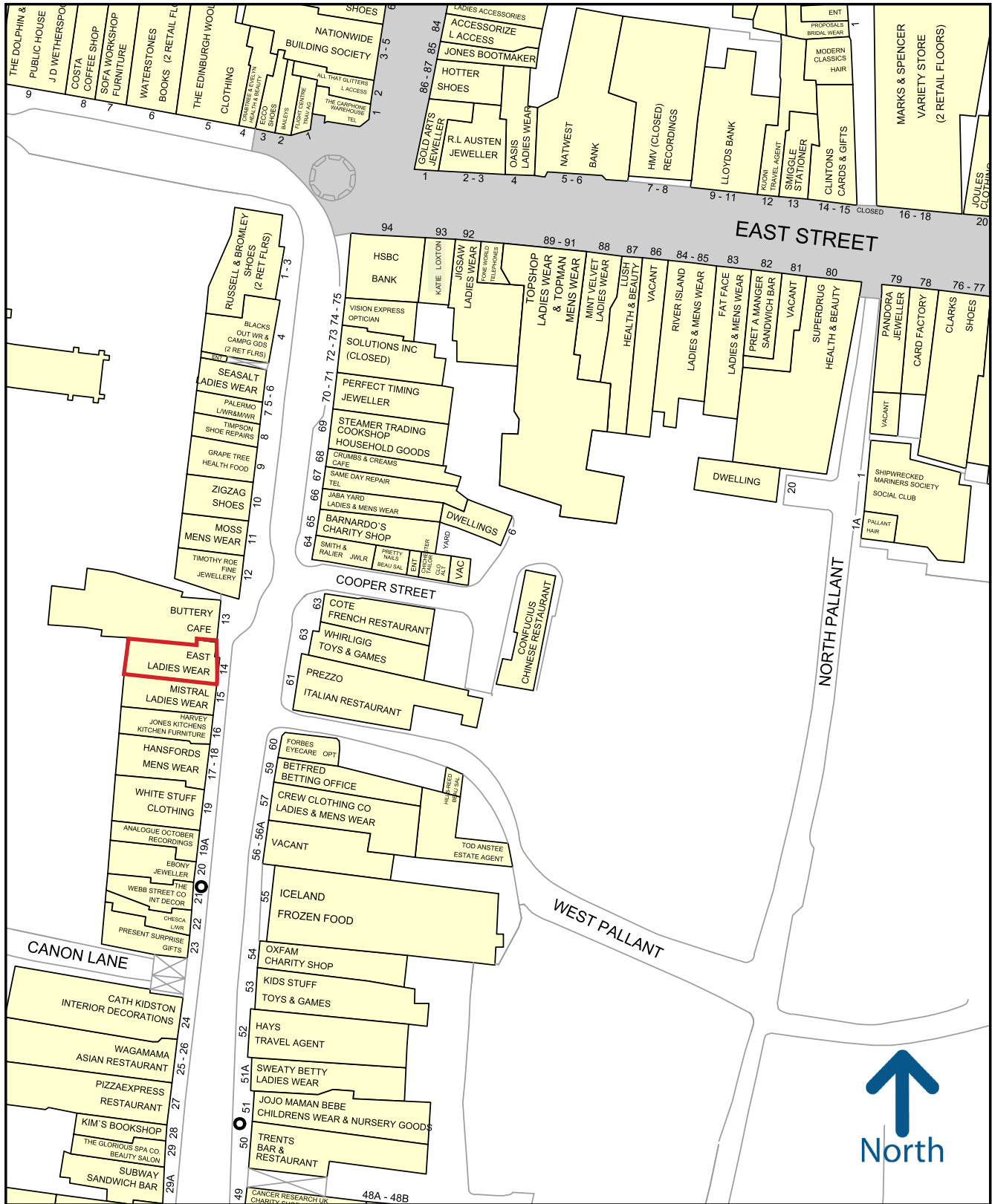
Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect 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.

14 May 2019



GOAD



Experian Goad Plan Created: 14/05/2019
Created By: Flude Commercial



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