

56a East Street, Chichester PO19 1JG



TO LET

■ Self Contained Shop

Sales Area 27.75 sq m (299 sq ft)

■ Key Features

- Chichester is an affluent and thriving retail centre
- Open plan sales area
- Return frontage
- Basement storage 19.45 sq m (209 sq ft)
- Available on a new lease
- Rent £25,000 pax
- Nearby occupiers include New Look, H & M, TK Maxx and Next



Location

Chichester is an **attractive cathedral city**, and the county town of West Sussex. It is **conveniently located along the A27 south coast trunk road**, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline **railway service to London** reinforces commerce.

The property is **situated on the south side of East Street** which is the **main shopping street in Chichester**. Nearby occupiers include New Look, H & M, TK Maxx and Next.

Accommodation

We have measured from plans and calculate the accommodation to have the following approximate Net Internal Area (NIA):

| | | |
|--------------------|-------------------|------------------|
| Ground Floor Sales | 27.75 sq m | 299 sq ft |
| Basement | 19.45 sq m | 209 sq ft |
| Total NIA | 47.20 sq m | 508 sq ft |

Planning

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

Viewings and Further Information

Please contact the sole agents Flude Commercial:

Flude Commercial
chichester@flude.com
01243 819000

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 **£25,000 per annum exclusive**.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Business Rates

To be reassessed once the reconfiguration is completed.

EPC

To be assessed once the reconfiguration is completed.

Legal Fees

Each party to bear their own legal costs incurred.



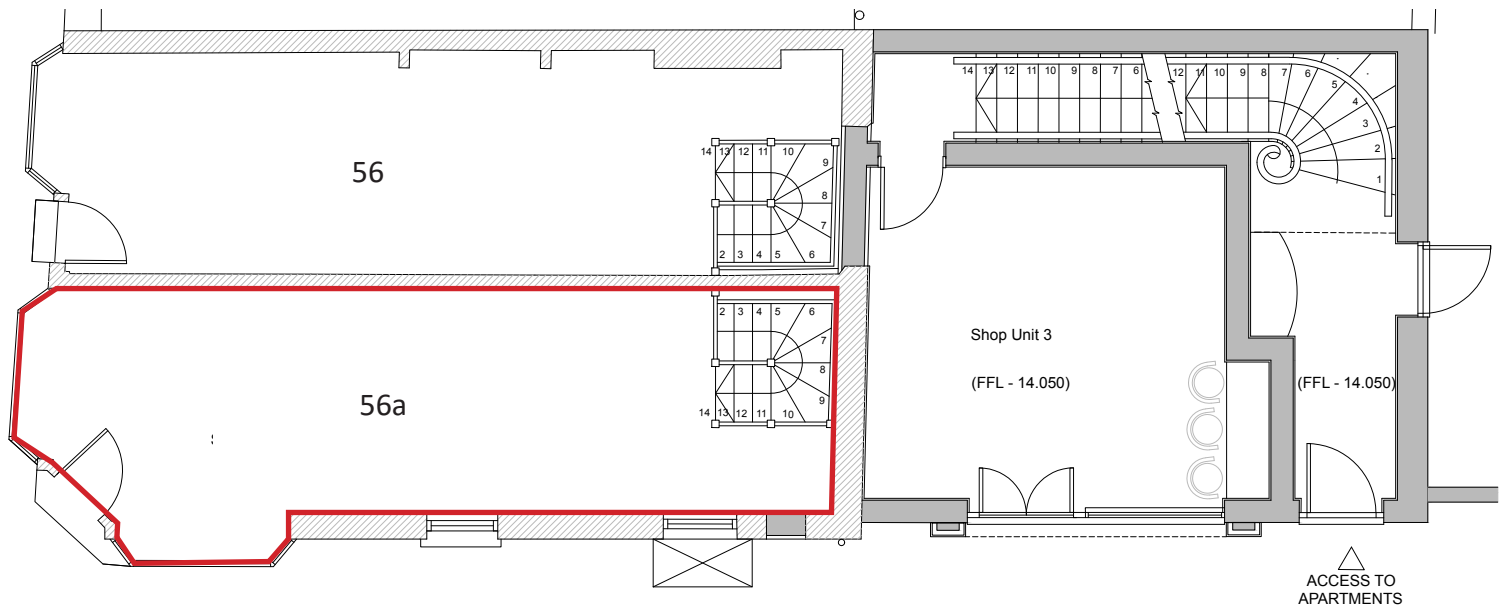
Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in 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.

4 September 2018

Proposed Ground Floor Plan



Proposed Basement Plan

