

Shop 3 Ambassador House, Crane Street,
Chichester PO19 1LL



TO LET

Well Presented Shop

Total Size: 57.23 sq m (616 sq ft)

Key Features

- Chichester is an attractive cathedral city
- Situated within a busy pedestrianized shopping area
- Centrally located close to public car parks
- Open plan sales area
- New EFRI lease available
- Rent £19,000 pax
- Property eligible for retail rates relief
- Nearby occupiers include Toni & Guy, Greggs, West Cornwall Pasty Co & Totally Wicked



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 shop is situated on the south side of Crane Street, which is a **busy shopping area** off North Street.

Nearby occupiers include Tony & Guy, Greggs, West Cornwall Pasty Co and Totally Wicked.

Accommodation

The premises comprises of a **lock-up shop with open plan sales area**. A small storage area to the rear includes a kitchen sink unit and separate door out to the back. There is a WC with hand basin.

We have measured and calculate the accommodation to have the following approximate **Net Internal Area (NIA) of 57.23 sq m (616 sq ft)**.

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 (78).

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

chichester@flude.com
01243819000
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 **£19,000 per annum exclusive**.

The service charge is currently £993.13 per annum and the building insurance is currently £47.94 per annum.

Business Rates

Rateable Value (2017): £21,750.

Following the Government's 2018 Autumn Budget, from April 2019 for the remaining 2 years of the current Rating List, all occupiers of retail units with a Rateable Value below £51,000 (including £50,500 but excluding £51,000), will receive a discount of 1/3 from their rates bill, subject to State Aid Limits (€200,000).

VAT

Rents and prices are quoted exclusive of VAT.

We understand the property is registered for VAT.

Legal Fees

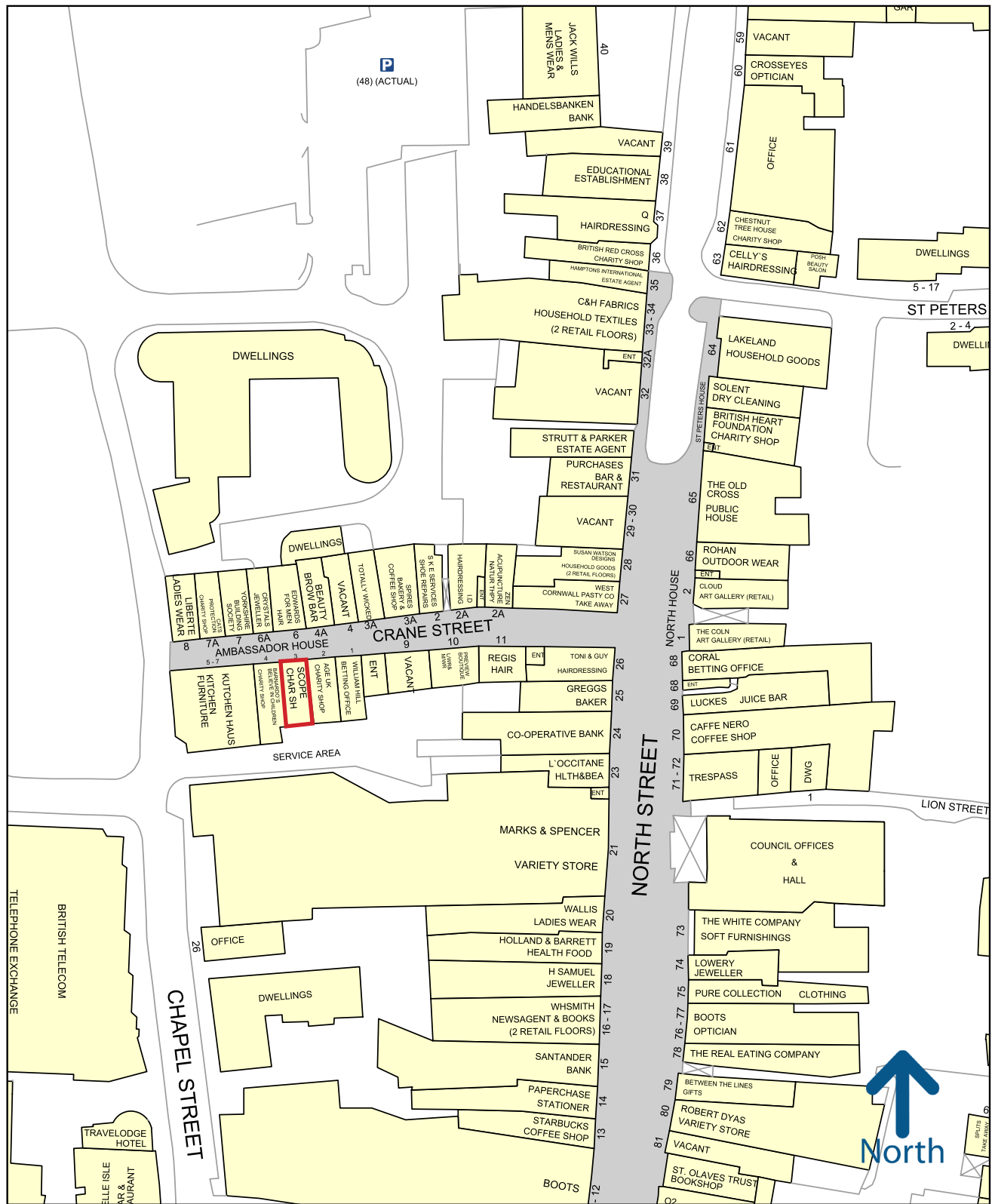
Each party to bear their own legal costs incurred.



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.



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