

# CHICHESTER

34 South Street, PO19 1EL



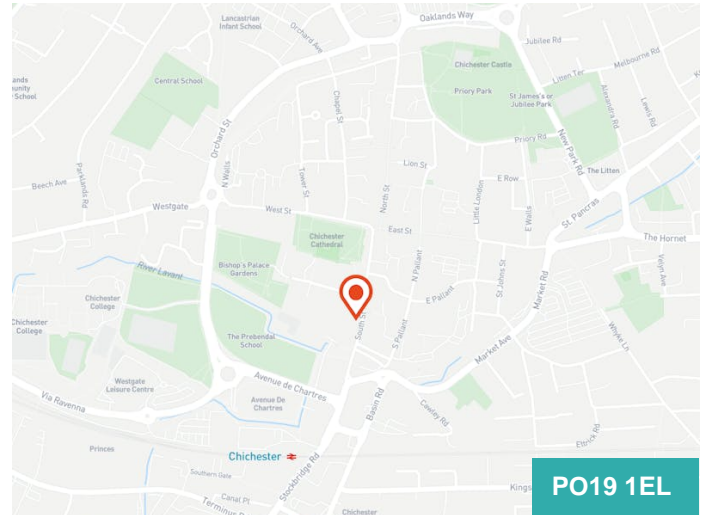
## LEISURE / RESTAURANT / RETAIL TO LET

**1,460 SQ FT Ground Floor**

- Modern building
- High footfall location
- Suitable for wide variety of uses
- Extensive frontage

**Prime Retail/Restaurant/Leisure Unit**

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## Summary

<b>Ground Floor Size</b>	1,460 sq ft
<b>Rent</b>	£32,500
<b>Rateable Value</b>	£55,500
<b>EPC Rating</b>	E (103)

## Description

The premises comprises a modern retail unit arranged to provide ground floor sales and first floor ancillary accommodation.

## Location

Chichester is the County Town of West Sussex and a historic cathedral city. South Street is a busy thoroughfare that links the rail station to the Market Cross. The premises are situated on the western side of South Street. Nearby local occupiers include Wagamama, Pizza Express, Zizzi, JoJo Maman Bebe, Sweaty Betty and various independent occupiers include Bangerz 'n' Burgerz and the Fat Fig.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground	1,460	135.64
1st	1,850	171.87
<b>Total</b>	<b>3,310</b>	<b>307.51</b>

## Terms

Available on a new lease for a term to be agreed.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 (health, surgery/clinic) and D2 (leisure) uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Legal Costs

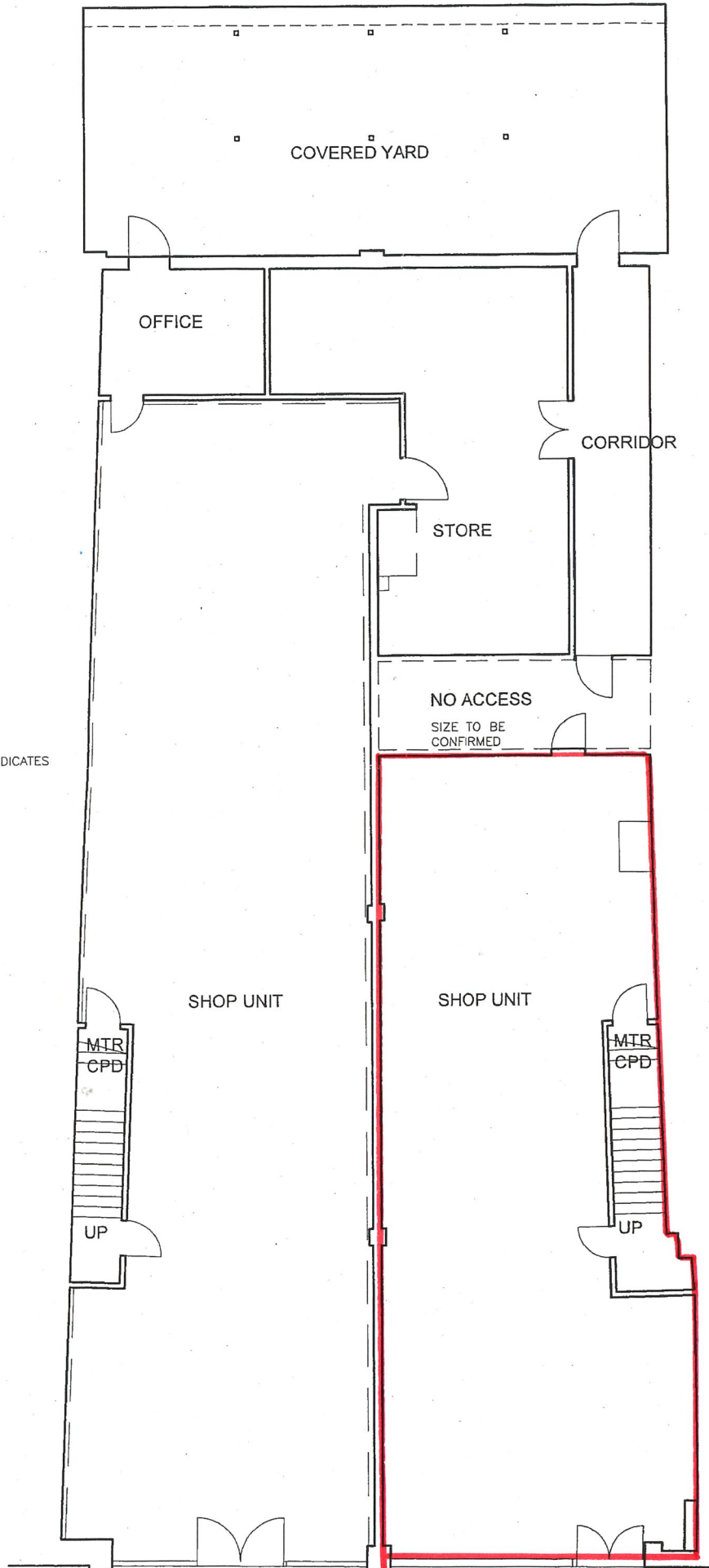
Each party to bear their own legal costs.



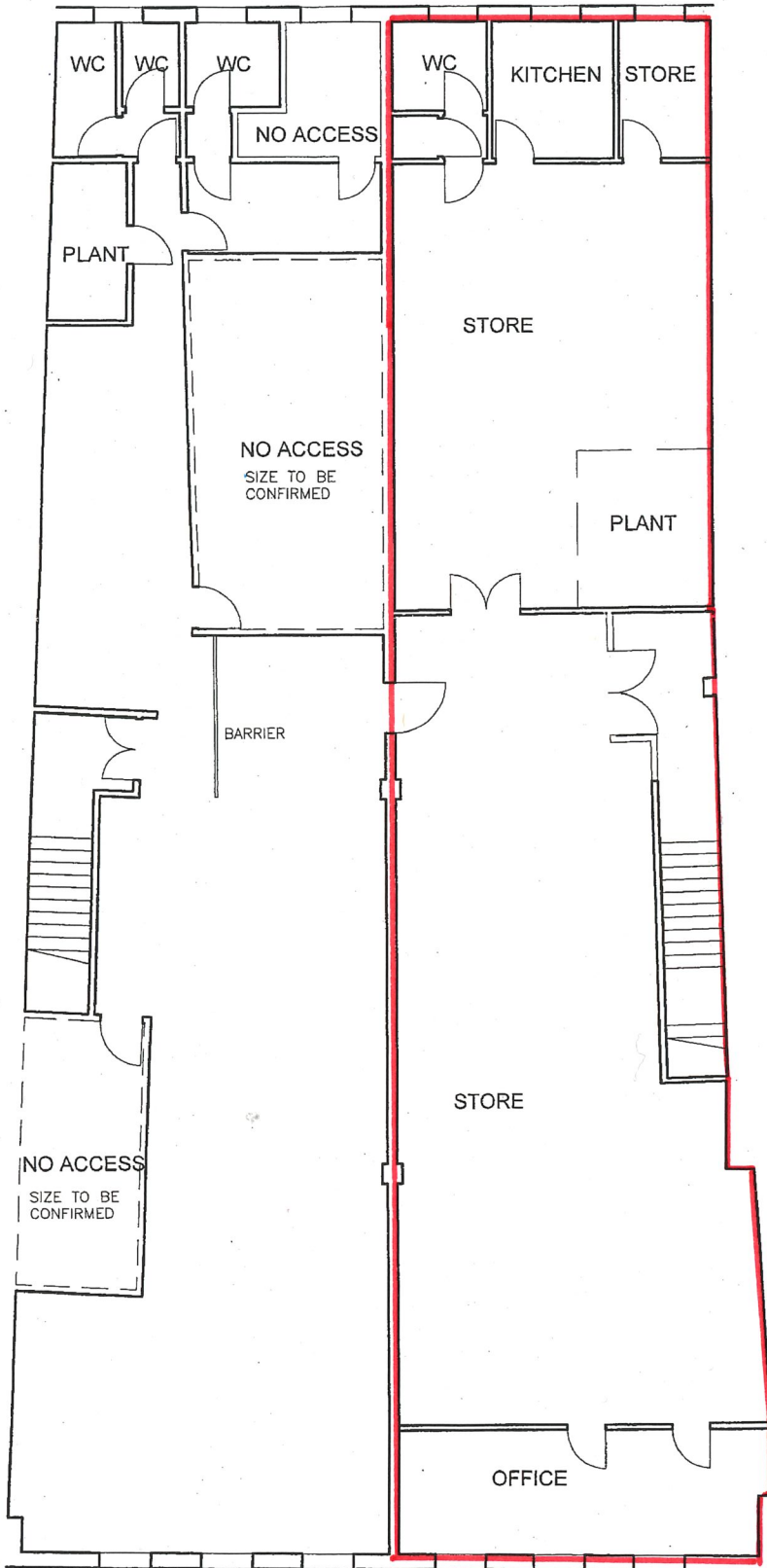
**Tim Clark**  
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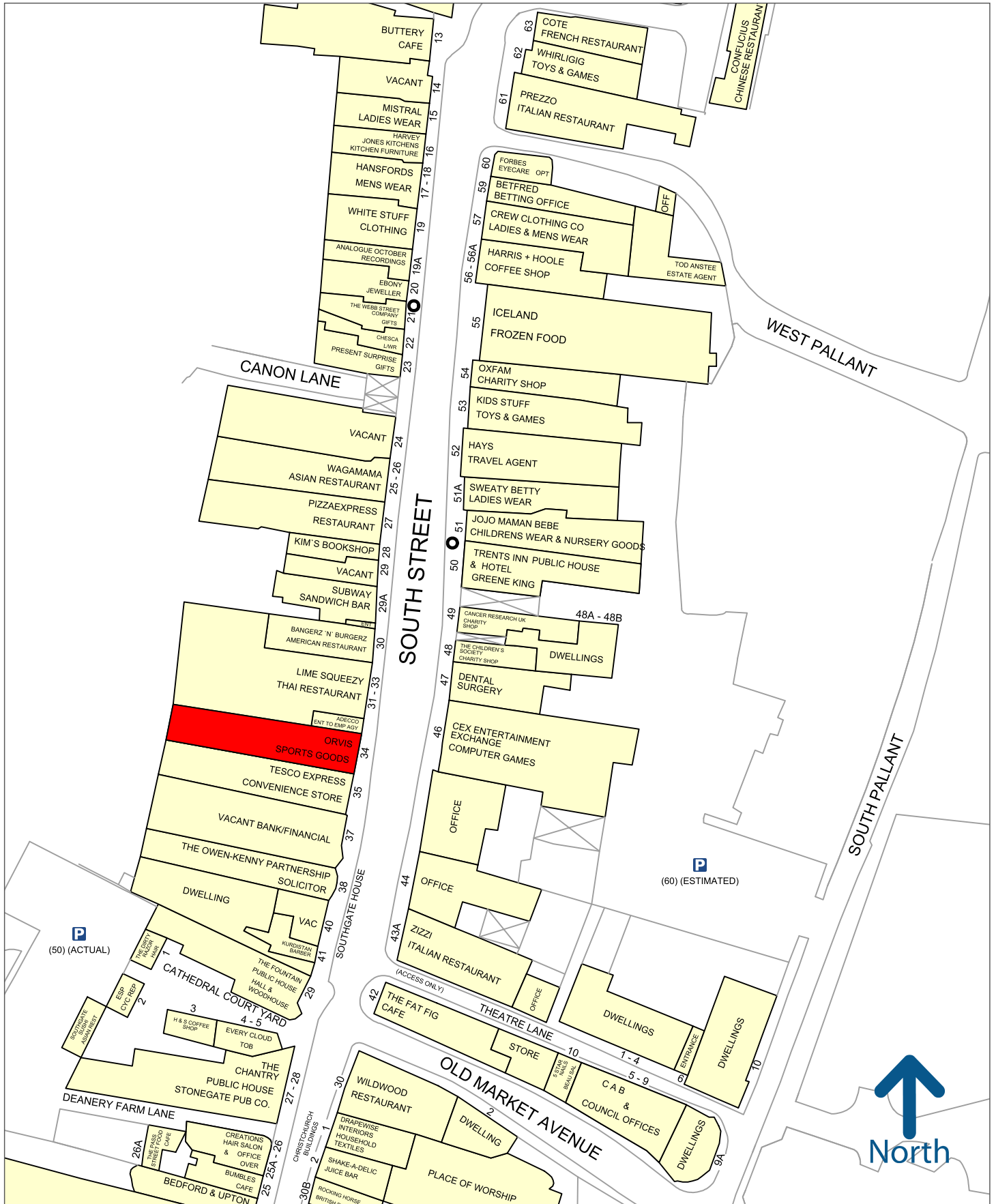
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DASHED LINE INDICATES  
FITOUT LINING





50 metres

Experian Goad Plan Created: 17/02/2022  
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