



## Richmond House, 47 South Street, Chichester, PO19 1DS

INVESTMENT - Let to a Well Established Dental Practice

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,787 sq ft / 166.02 sq m
<b>Price</b>	£685,000
<b>Rates Payable</b>	£14,208 per annum
<b>Rateable Value</b>	£27,750
<b>EPC Rating</b>	E (101)

### Key Points

- Grade II Listed Building
- Fitted out as a dental surgery
- Secure investment
- Centrally located in Chichester



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## Description

The property is a three-storey mid-terrace grade II listed building, circa 18th Century. The premises consist of 3 floors that have all been converted to form surgery and office accommodation. The ground floor consists of a waiting room, reception and two surgeries. On the first floor there are 4 surgery / recovery rooms. The second floor consists of two office areas, a staff room and kitchen area. There is a basement area, which is currently used for storage only.

## Location

Chichester is situated midway along the A27 between Havant & Arundel. The subject premises are situated on the eastern side of South Street. South Street can be approached the A27 via the A286, Stockbridge Road.

## Accommodation

The accommodation comprises the following areas:

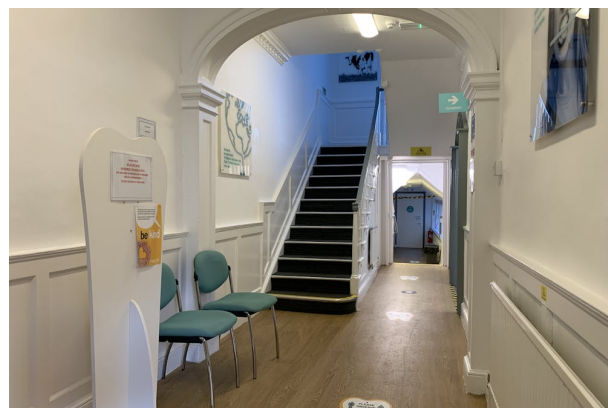
Name	sq ft	sq m	Availability
Ground	659	61.22	Available
1st	547	50.82	Available
2nd	581	53.98	Available
<b>Total</b>	<b>1,787</b>	<b>166.02</b>	

## Terms

Freehold available at a price of £685,000 subject to the following lease let to Whitecross Dental Care Limited who took at 15 years lease from 29th April 2013 and due to expire 28th April 2028 at a passing rent of £39,000 pa. There is a rent review due on 29th April 2025.

## Other Matters

Legal Costs - Each Party to bear their own costs incurred in the transaction.  
 VAT - Unless otherwise stated all costs & prices are exclusive of VAT.



## Viewing & Further Information

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