



**RETAIL / OFFICE**

967 Sq Ft  
(89 Sq M)

**RENT: £18,000 Per Annum**

## Ground Floor Lock Up Retail / Office Premises in Cathedral City of Chichester

- + Situated In The Heart of Chichester
- + Suit Variety of Commercial Uses (stpc)
- + Available For Immediate Occupation
- + Nearby Occupiers Include Zizi, Wagamama, The Ivy, Tesco's and Sweaty Betty
- + Viewing Highly Recommended
- + New Lease To Be Granted



## Location

The Cathedral city of Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of the city of Brighton. The city has excellent road communications being situated on the A27 which runs east to Worthing & Brighton and west to Portsmouth and Southampton where it connects with the M27 and M3 motorways. The premises is located approximately 0.3 miles from Chichester railway station in the heart of the City centre. There are plenty of local, regional and national retailers & eateries including Zizzi, Wagamama and Sweaty Betty within the immediate vicinity whilst the towns principal shopping streets are a stones throw away. Chichester Gate Leisure complex which provides eateries, leisure amenities and cinema is within a 5 minute walk of the subject property.

## Description

The premises comprise of a ground floor retail premises which is deceptive in size and would suit a variety of commercial occupiers, subject to gaining any necessary planning consents. The property does require some refurbishment works and is laid out with front main sales area with a handful of steps leading down to a secondary retail area, office / kitchen and a WC. Internal stairs in the middle of the retail area lead to a large basement suitable for further ancillary storage.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	546	50
Kitchen	99	9
Basement	322	29
WC		unmeasured
<b>Total</b>	<b>967</b>	<b>89</b>

## Tenure

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of 25,250. Interested parties are asked to contact Chichester District Council to verify these costs and to confirm if any relief or assistance is available to their respective business.

## Summary

- + **Rent** - £18,000 Per Annum Exclusive
- + **VAT** – Not to Be Charged On The Rent
- + **Buildings Insurance** – Tenant to contribute their fair share towards the annual policy.
- + **Legal Costs** – Each party to pay their own legal fees.
- + **EPC** – C(56)

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Sarah Justice

01903 251 600 / 07852 137 309  
[sarah@justiceandco.co.uk](mailto:sarah@justiceandco.co.uk)

### Chelsea Adams

01903 251 600 / 07508 326 804  
[chelsea@justiceandco.co.uk](mailto:chelsea@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)