

Unit 8 Chichester Trade Centre, Quarry Lane
Chichester PO19 8ET



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TO LET

Well Presented Trade Counter Unit

Size 313.73 sq m (3,377 sq ft)

Key Features

- Situated on established roadside trade counter location
- Prominent corner position, with glazed frontage and return
- Minimum eaves height of 5.90m
- Five dedicated parking spaces
- Loading door 4.00m wide by 3.52m high
- To let on new FRI lease
- Rent £46,000 pax
- Nearby occupiers include Screwfix, Magnet, Honda Topps Tiles, YESSS Electrical, Tile Giant & Halfords



Location

The Cathedral City of Chichester is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The city has excellent road communications being **situated on the A27 dual-carriageway**, which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M) M27 and M3 motorways.

Chichester Trade Centre is located on the northern side of the A27 south coast trunk road, a short distance from Chichester city centre. The estate is an **established trade counter location**, and **nearby occupiers include Screwfix, Magnet, Topps Tiles, YESSS Electrical, Tile Giant, Halfords and Honda.**

Accommodation

The unit comprises an end of terrace steel portal framed building, with clear span floor space and benefits from a glazed frontage and return. Internally, the unit has a **minimum eaves height of 5.90m, rising to 6.43m at the apex.** There are WC facilities at the rear of the unit.

There is a **loading door which measures 4.00m wide by 3.52m high.** The tenant has turned the loading door into a glazed customer entrance. Externally the unit benefits from **five dedicated parking spaces** to the front of the unit.

We have measured and calculate the premises to have an approximate gross internal area **(GIA) of 313.73 sq m (3,377 sq ft).**

Planning

We understand that the premises benefit from a **Class B8 use with 40% of the floor space permitted for ancillary retail sales**, under the Town & Country Planning (Use Classes) Order 1987, as amended.

Business Rates

Rateable Value (2017): **£34,500.**

Terms

The property is available to let by way of a **new full repairing and insuring lease** for a term of **10 years at a commencing rent of £46,000 per annum exclusive.**

The building insurance and service charge are currently **£1,360 per annum and £905 per annum respectively.**

The unit is available from **09 July 2018.**

VAT

The property is registered for VAT.

EPC

We understand the property has an **EPC rating of B.**

Legal Fees

Each party to bear their own legal costs incurred.





■ Viewings and Further Information

Please contact the sole agents Flude Commercial:

Flude Commercial
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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.

24 July 2018