

4 West Street, Chichester PO19 1QD



TO LET

■ Prime Retail Lock-up Shop with Storage

Total Sales Area: 33.73 sq m (363 sq ft)

Total Storage Area: 35.21 sq m (379 sq ft)

■ Key Features

- Chichester is thriving retail location
- Central position close to The Cross, public car parks, bus and rail stations
- Nearby occupiers include Edinburgh Woollen Mill, Waterstones, Costa, Carphone Warehouse, HSBC and Russell & Bromley
- New EFRI lease available from July 2019
- Rent £48,000 pax
- Well located within busy shopping area

Location

Chichester City Centre is a **vibrant and attractive retail centre**. 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 retail on offer in Chichester is concentrated within the city walls and is focused along two main shopping axes namely North Street/South Street and East Street/West Street; these intersect at the Market Cross.

The **city contains a variety of independant retailers and many national retailers** including; Marks and Spencer, Fat Face, Topshop / Topman, H & M, TK Maxx and River Island. This is accompanied by restaurant occupiers such as Cote, Wildwood, ASK, Brasserie Blanc, Carluccio's, Wahaka, Zizzi and Wagamamas.

Accommodation

We have measured and calculate the accommodation to have the following approximate **Net Internal Area (NIA)**:

Sales Area	33.73 sq m	363 sq ft
Storage	35.21 sq m	379 sq ft
Total Area	68.94 sq m	742 sq ft
ITZA	24.06 sq m	259 sq m

Gross Frontage	3.19 m
Net Frontage	3.00 m
Shop Depth	13.56 m
Shop Width	2.80 m

EPC

We understand the property is Grade II Listed and has an **EPC rating of E**.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

chichester@flude.com
01243 819000
www.flude.com



Terms

The property is available to let by way of a **new (effectively) full repairing and insuring lease** from July 2019 for a term to be agreed at a commencing rent of **£48,000 per annum exclusive**.

The **service charge is £1,087.50 per annum** and the **building insurance is £630.71 per annum**.

VAT

We understand the property is registered for VAT.

Planning

We understand that the premises benefit from **Class A1 use within the Use Classes Order 1987** (as amended).

Business Rates

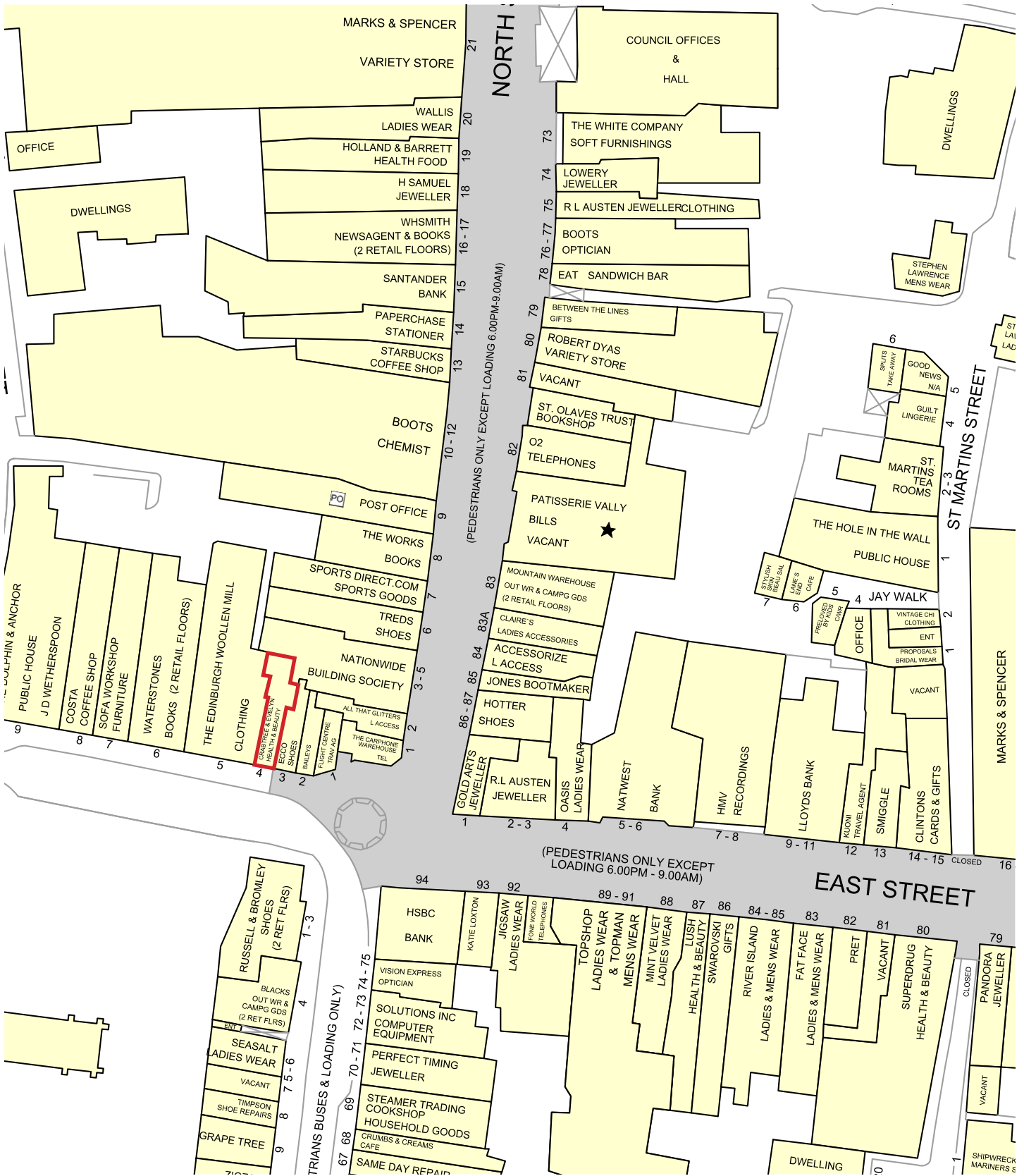
Rateable Value (2017): £25,750.

Legal Fees

Each party to bear their own legal costs incurred.



GOAD Plan



Experian Goad Plan Created: 18/12/2018
Created By: Flude Commercial



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Additional Photos



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.

18 December 2018