PRIME SHOP TO LET

*** SUBJECT TO POSSESSION ***

smithprice RRG
RETAIL & LEISURE

CHICHESTER

68 East Street





LOCATION

The Cathedral City of Chichester is a prosperous and historic market town located in West Sussex, 68 miles south-west of London, 17 miles east of Portsmouth and 34 miles west of Brighton, serving an affluent primary catchment population of approximately 252,000 and a shopping population of 156,000. Chichester's catchment population is significantly boosted by tourism, particularly during the summer months, with some 5 million visitors per year attracted to the City.

The premises are located in a prime position on the pedestrianised East Street between **Hotel Chocolat** and **Costa Coffee** and opposite **EE**, with other nearby occupiers including **The Entertainer**, **Specsavers**, **Oliver Bonas**, **Mint Velvet**, **Goldsmiths**, **Space NK** and **Marks & Spencer**.

THE PROPERTY

The premises are arranged on ground floor only offering the following approximate dimensions and floor areas:

Gross Frontage	5.44 m	17' 10"
Net Frontage	5.33 m	17' 06"
Internal Width	5.26 m	17' 03"
Shop Depth	16.89 m	55' 05"
Ground Floor Sales	71.07 m²	765 ft²
Ground Floor Rear Ancillary	37.16 m²	400 ft²

LEASE

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed at a commencing rental of **£70,000 p.a. excl.**

The upper parts are available by way of separate negotiation.



GILMOORA HOUSE 57/61 MORTIMER STREET LONDON W1W 8HS **www.smithpricerrg.co.uk** 020 7409 2100

Smith Price RRG LLP is a limited liability partnership registered in England and Wales OC318959
Registered Office: Gilmoora House, 57/61 Mortimer Street, London W1W 8HS

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EPC

The property has an EPC rating of B36. A copy of the Certificate is available upon request.

RATES

We are informed by the Local Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	**£49,000**
UBR (2026/2027)	**38.2p**

Interested parties are recommended to make their own enquiries with the Business Rates Department of Chichester District Council – Tel: 01243 534 501

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

Staff are unaware of the potential disposal and therefore viewings can only be carried out with prior notice by contacting:

John Mortimer johnmortimer@sprrg.co.uk or
Charlie Taylor charlietaylor@sprrg.co.uk

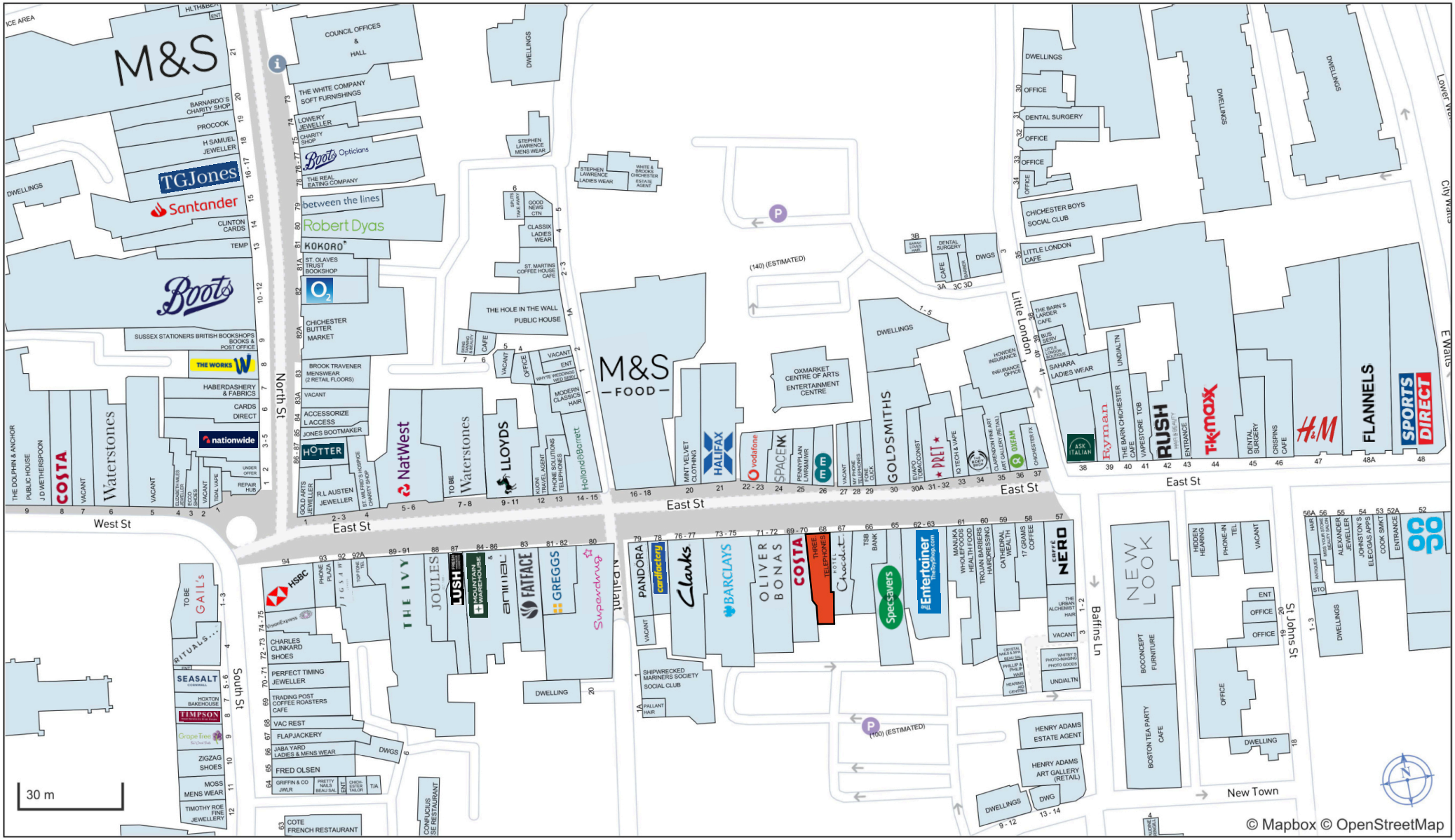
Tel: 020 7409 2100





Chichester

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Ordnance Survey

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