

Suite 2 The Victoria, 25 St Pancras,  
Chichester PO19 7LT



01243 819000  
www.flude.com



# TO LET

## ■ City Centre Office Suite with Parking

Total 48.40 sq m (521 sq ft)

## ■ Key Features

- Well located close to city centre
- Three parking spaces
- Established office location
- Refurbished office suite
- To let on new lease
- Rent £800 pcm
- Low RV of £5,700

#### ■ 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 property is located on St Pancras, a short walk from Chichester city centre.

#### ■ Accommodation

We have measured and calculate the accommodation to have an following approximate net internal floor area of **48.40 sq m (521 sq ft)**.

The suite benefits from three parking spaces.

#### ■ EPC

EPC rating of C - 56.

#### ■ Terms

The property is available to let by way of a **new (effectively) full repairing and insuring lease** for a term to be agreed at a commencing rent of **£800 per calendar month**.

The service charge is currently estimated to be £2,500 per annum and building insurance is £131 per annum.

Available from July 2018.

#### ■ Viewings and Further Information

Please contact the sole agents Flude Commercial:

**Flude Commercial**

**chichester@flude.com**

**01243 819000**



#### ■ VAT

The property is registered for VAT.

#### ■ Planning

We understand that the premises benefit from B1(a) Office use within the Use Classes Order 1987 (as amended).

#### ■ Business Rates

Rateable Value (2017): £5,700.

As the RV is below £12,000 we believe that under current small business rate relief that rates will not be payable to the Local Authority.

#### ■ Legal Fees

Each party to bear their own legal costs incurred.



*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.*  
22 May 2018



Location Maps and Plans

