

Restaurant Premises, 24 St Pancras,
Chichester PO19 7LT



TO LET

Lower Ground Floor Restaurant Premises

Total Size 114 sq m (1,225 sq ft)

Key Features

- Chichester is an affluent and thriving retail centre
- 60 covers internally
- Separate fitted kitchen with cold store
- Bar area
- Patio area providing further covers
- EFRI lease available
- Due to expire 7 August 2023
- Rent £14,000 pax
- Existing fixtures and fittings available

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

The accommodation is on the lower ground floor and is configured as restaurant providing around 60 covers. There is a bar area, kitchen WC facilities and storage rooms. Externally, there is a patio area which can accommodate further covers.

We have measured and calculate the accommodation to have an approximate **GIA of 114 sq m (1,225 sq ft)**.

Terms

The property is available by way of **an assignment of the existing effectively full repairing and insuring lease** due to expire on 7 August 2023.

The **passing rent is £14,000 per annum exclusive** and is subject to four yearly rent reviews with the next review due on 7 August 2019. The lease has security of tenure. A copy of the lease can be made available upon request.

There is a service charge for the building.

Viewings and Further Information

Please contact the sole agents Flude Commercial:

Flude Commercial
chichester@flude.com
01243 819000



VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Planning

We understand that the premises benefit from a Class A3 use within the Use Classes Order 1987 (as amended).

EPC

We understand the property has an EPC rating of D.

Business Rates

Rateable Value (2017): £12,500.

Legal Fees

The assignee will be responsible for the assignor's and landlord's legal fees.



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.

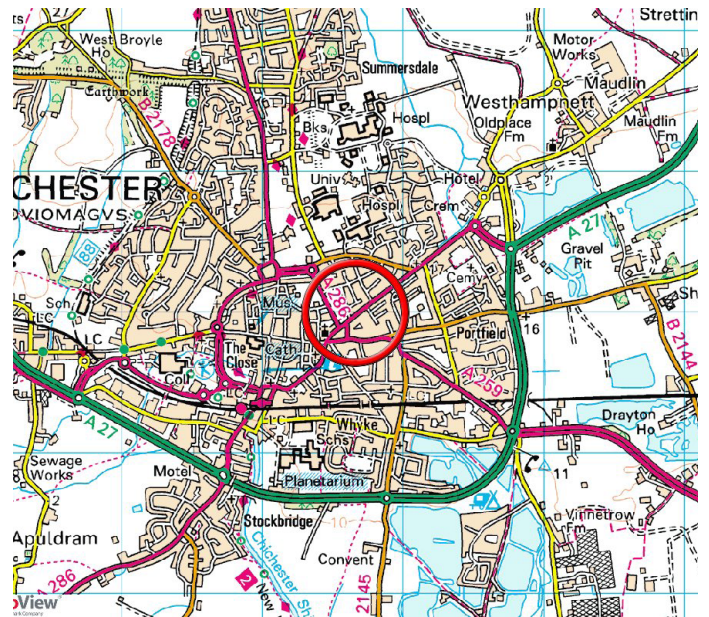
We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Updated: 16 April 2018

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Maps



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