

51 West Street, Chichester
West Sussex PO19 1RP

FLUDE
commercial

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LEASE AVAILABLE DUE TO OFFICE RELOCATION

■ **Well Presented Retail/Office Building**
Ground Floor 94.02 sq m (1,012 sq ft)

■ **Key Features**

- Located in the Cathedral City of Chichester
- Would suit A1 retail and A2 office occupiers
- Available due to relocation
- Passing rent £33,502 pax
- Open plan accommodation
- Total area 113.90 sq m (1,226 sq ft)



Location

The Cathedral City of Chichester is a historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

Accommodation

We have measured and calculate the accommodation to have the following approximate net internal floor area of:

Ground Floor	94.02 sq m	(1,012 sq ft)
Basement	19.88 sq m	(214 sq ft)
Total	113.90 sq m	(1,226 sq ft)

Terms

The property is available by way of an assignment of the existing effectively full repairing and insuring lease which is due to expire on 08 November 2021.

The passing rent is £33,502 per annum exclusive.

A copy of the lease can be made available upon request.

Viewings and Further Information

Please contact Flude Commercial:

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VAT

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

Planning

We understand that the premises benefit from **A1/A2 uses** within the Use Classes Order 1987 (as amended).

EPC

To be confirmed.

Business Rates

Rateable Value (2017): £18,750.

Legal Fees

The assignee to be responsible for the assignor's and landlord's legal costs.



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.

