



**Suite 2, The Victoria, 25 St. Pancras, Chichester, West Sussex  
PO19 7LT- **To Let**  
521 sq ft (48 sq m) –Office suite with 3 demised parking bays**



**Tod Anstee  
Commercial**

working in association with



**MANHIRE LLP**

## **Location & Property**

The property is located to the east of Chichester City centre. The Victoria is within easy walking distance of city centre shopping, banks, railway station and other amenities.

We have measured and calculate the accommodation to have an approximate Net Internal Area (NIA) of 48.40 sq m (521 sq ft). The suite has 3 demised parking bays.

## **Lease Terms**

The annual quoting rent is £10,500 per annum. Further details available upon request. The property is available on a new lease from Q1 2026.



## **Planning**

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. Interested parties should make their own planning enquiries and satisfy themselves in this regard.



### **VAT**

VAT is payable on the rent, service charges and building insurance.

### **Legal Fees**

Each party to bear their own legal fees.

### **Business Rates**

Current rateable value, from 1 April 2023 is £6,700. The occupier may be entitled to Small Business Rate relief. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

### **Energy Performance Certificate**

Available upon request.



## Viewings

Strictly via sole agents

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*Manhire LLP for themselves and for the vendors or lessors of this property whose agents they 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 Manhire LLP 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 also 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.