



TO LET

67 SOUTH STREET, CHICHESTER, PO19 1EE
SALES AREA - 54.8 sqm's / 594 sq ft
£35,000 per annum

HENRY ADAMS - JOINT SOLE AGENTS
ROWAN HOUSE, BAFFINS LANE, CHICHESTER, PO19 1UA
Tel 01243 53 22 22

SUMMARY

We are delighted to bring to the market a very attractive A1 retail unit in a prime position in South Street, Chichester. Other A1 occupiers in the pitch include Apple, Joules, Moss Bros, Russell and Bromley and Seasalt.

South Street is also home to a wide range of restaurant operators including Cote Brasserie, Wagamama, Pizza Express, Wahaca and Wildwood.

Chichester is a Cathedral City, the county town of West Sussex and a resilient centre with a mix of international and national retailers, restaurants, cafes and bars.

Chichester has excellent communication links across the South Coast pivoting around the A27 which links Brighton, Portsmouth and Southampton. The A3 is around 12 miles to the West with quick links to Guildford, the M25 and London.

ACCOMMODATION

The space is generally in good decorative order but depending on the use may require some cosmetic refurbishment. The space would suit a party seeking to secure a well located pitch in South Street.

- Ground floor sales area 54.8 sqm's / 594 sq ft
- Kitchen 8.1 sqm's / 87 sq ft
- Basement 20.5 sq m's / 220 sq ft

The space has wooden flooring and a security alarm.

NON DOMESTIC RATES

We have been advised that the rateable value is £35,000. Interested parties are advised to make their own enquiries on the level of non domestic rates payable .

VAT

The vendor reserves the right to levy VAT on the rent.

COMMERCIAL TERMS

Asking rent **£35,000 per annum** for a full repairing and insuring lease. A new lease is available from the freeholder on commercial terms to be agreed . Each party to pay for their own legal fees.

FURTHER INFORMATION

All viewings by appointment. We are instructed on a joint sole agency basis.

Please contact

- Martin Trundle
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Subject to Contract - January 2017

