Shop 1, Ambassador House, Crane Street,
Chichester, West Sussex PO19 1LL

FLUDE commercial
INCORPORATING GARNER WOOD

TO LET

Lock-up Shop

Total Size 56.99 sq m (613 sq ft)

Key Features

- Chichester is an attractive cathedral city
- Situated within a busy pedestrianized shopping area
- Centrally located close to public car parks
- Open plan sales area
- New EFRI lease available
- Rent £16,500 pax
- Property eligible for retail rate relief
- Nearby occupiers include Toni & Guy, Greggs, West Cornwall Pasty Co & Totally Wicked

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Location

Chichester is an **attractive cathedral city, and the county town of West Sussex.** It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A **mainline railway service to London** reinforces commerce.

The shop is situated on the south side of Crane Street, which is a **busy shopping area off North Street**.

Nearby occupiers include Tony & Guy, Greggs, West Cornwall Pasty Co and Totally Wicked.

Accommodation

The premises comprises of a lock-up shop with open plan sales area. To the rear there is a kitchen sink unit and a WC with hand basin and door out at the back of the property to a service area.

We have measured and calculate the accommodation to have the following approximate **Net Internal Area (NIA) of 56.99 sq m (613 sq ft).**

EPC

We understand the property has an **EPC rating of C (75).**

Planning

We understand that the premises benefit from Sui Generis use within the Use Classes Order 1987 (as amended).

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

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 £16,500 per annum exclusive.**

There will be a service charge for the building.

Business Rates

Rateable Value (2017): £20,500.

Following the Government's recent Budget, occupiers of retail & leisure properties are eligible to receive a discount of 100% from their 2020/2021 rates bill, which may be subject to EU State Aid Limits. Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

chichester@flude.com
01243 819000
www.flude.com

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.

15 January 2020

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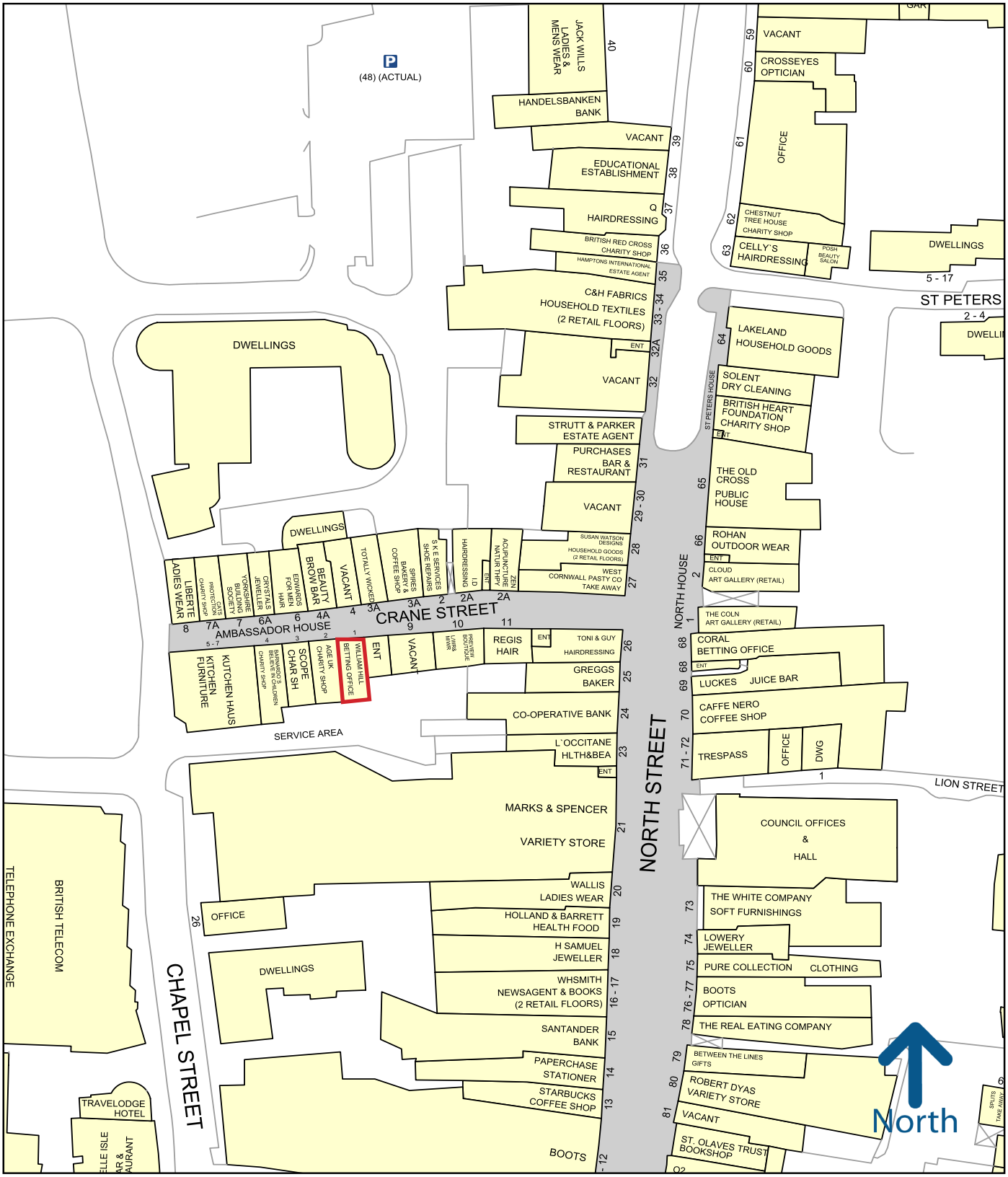
Goad



50 metres

Experian Goad Plan Created: 05/07/2019
Created By: Flude Commercial

Map data

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