



Location

The cathedral city of Chichester is situated in West Sussex and lies approximately 65 miles south west of London, 20 miles east of Portsmouth and 35 miles west of Brighton.

Situation

The property is situated on the northern side of West Street facing "The Cross" which marks the junction of four principle retail streets in Chichester. As such, the property occupies a prime retail location within the pedestrianised core of the city.

Description

The premises forms a 4 storey retail unit. The front elevation is rendered, incorporating timber sash windows under a pitched clay tiled roof.

Dimensions and net floor areas

The property provides the following approximate dimensions and floor areas:

<i>Shop front</i>	<i>14 ft 7in</i>
<i>Shop depth</i>	<i>32ft</i>
<i>Ground floor</i>	<i>340 sq ft</i>
<i>Basement</i>	<i>300 sq ft</i>
<i>First Floor</i>	<i>340 sq ft</i>
<i>Second Floor</i>	<i>215 sq ft</i>
<i>Third Floor</i>	<i>280 sq ft</i>
<i>Total</i>	<i>1,475 sq ft</i>



Planning

The property lies within a conservation area and is Grade II listed.

Services

Mains water, electricity and drainage are connected to the property.

Rateable Value

Rateable Value £36,750

Rates payable £18,118

Terms

£47,500 per annum exclusive paid quarterly in advance on a new 10 year lease on full repairing and insuring terms. Upward only rent review at the end of the fifth year of the term.

VAT

All rents are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

Further Information

For further information please contact

David Waterhouse

david@stapletonwaterhouse.com

Charlie Bethell

charlie@stapletonwaterhouse.com

Tel: 01904 622226