



**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 £43,250

Rates payable £20,760

### 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

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