



2 West Street, Chichester, West Sussex PO19 1DQ



**FOR SALE**

**Three Storey Shop, plus Basement**

Total Size 137.03 sq m (1,475 sq ft)



## KEY FEATURES

- Central position facing The Market Cross in the heart of the city centre
- Chichester is a thriving retail and administrative location
- Close to public car parks, bus and rail stations
- Grade II Listed Building
- Suitable for owner occupier or investor
- Freehold
- Price £600,000
- Possible rear access for conversion of upper parts to residential (STP)
- Nearby occupiers include Russell & Bromley, Edinburgh Woollen Mill, Waterstones, Carephone Warehouse, Nationwide Building Society & HSBC





## LOCATION AND SITUATION

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 retail on offer in Chichester is concentrated within the city walls and is focused along two main shopping axes namely North Street/South Street and East Street/West Street; these intersect at the Market Cross.

The city contains many national multiple retailers including; Marks and Spencer, Fat Face, Topshop / Topman, H &M, TK Maxx and River Island. This is accompanied by restaurant occupiers such as Cote, Wildwood, ASK, Brasserie Blanc and Wagamamas.



## DESCRIPTION AND ACCOMMODATION

This attractive Grade II Listed four storey building occupies a striking position along west street facing both the Cathedral and The Market Cross within the pedestrian core of the city.

Ground Floor	31.58 sq m	340 sq ft
First Floor	27.87 sq m	300 sq ft
Second Floor	31.58 sq m	340 sq ft
Third Floor	19.97 sq m	215 sq ft
Basement	26.01 sq m	280 sq ft
<b>Total</b>	<b>137.03 sq m</b>	<b>1,475 sq ft</b>



## PLANNING

We understand that the premises benefit from **Class A1 use within the Use Classes Order 1987 (as amended)**.

It is situated in a conservation area and is Grade II Listed.

## EPC

Available on request.

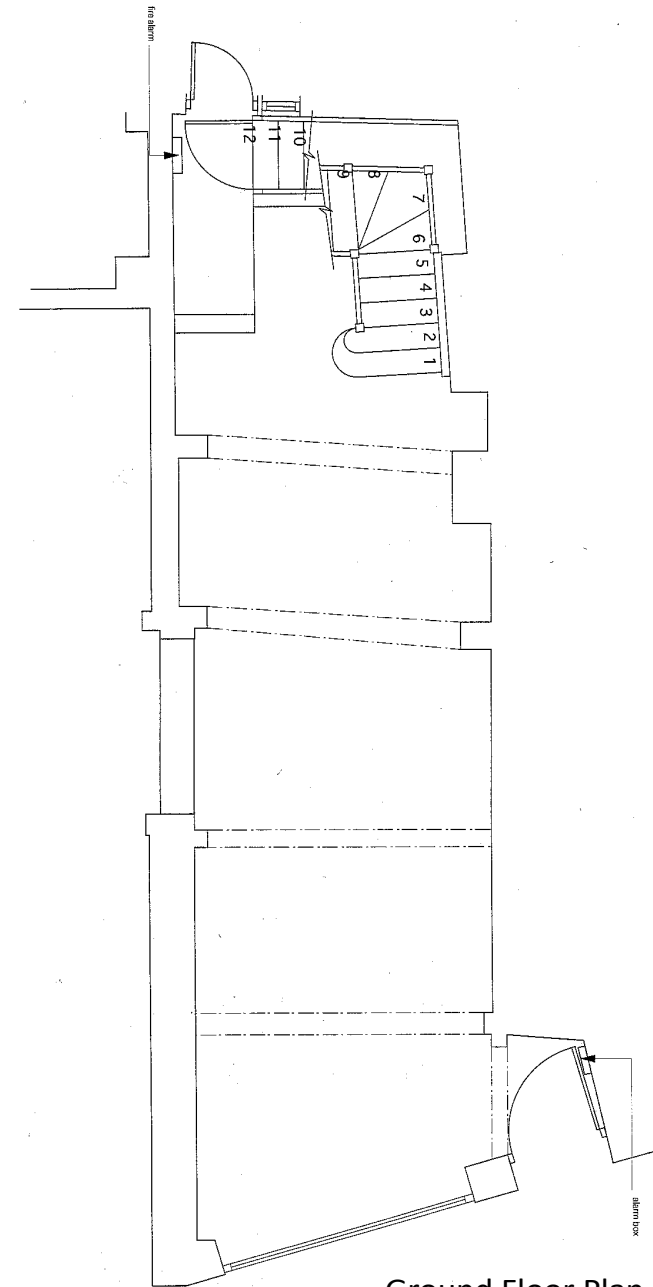
## BUSINESS RATES

Rateable Value (2017): £43,250.

Following the Government's 2018 Autumn Budget, from April 2019 for the remaining 2 years of the current Rating List, all occupiers of retail units with a Rateable Value below £51,000 (including £50,500 but excluding £51,000), will receive a **discount of 1/3 from their rates bill**, subject to State Aid Limits (£200,000).

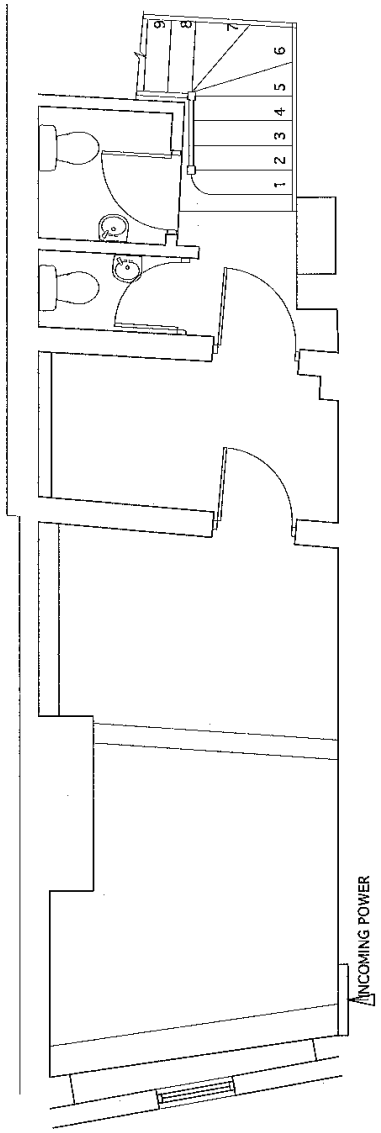
As the building is listed, the freeholder is exempt from paying business rates when the property is unoccupied.

Should you require further information on Business Rates or your eligibility for rate relief, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

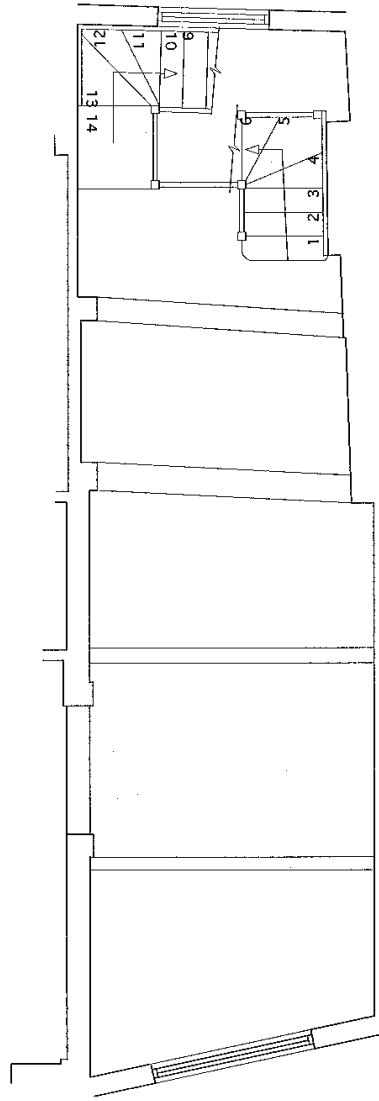


Ground Floor Plan

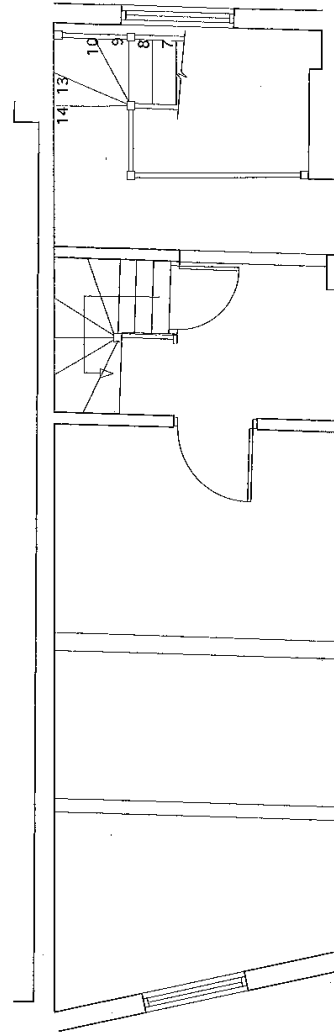
# FLOOR PLANS



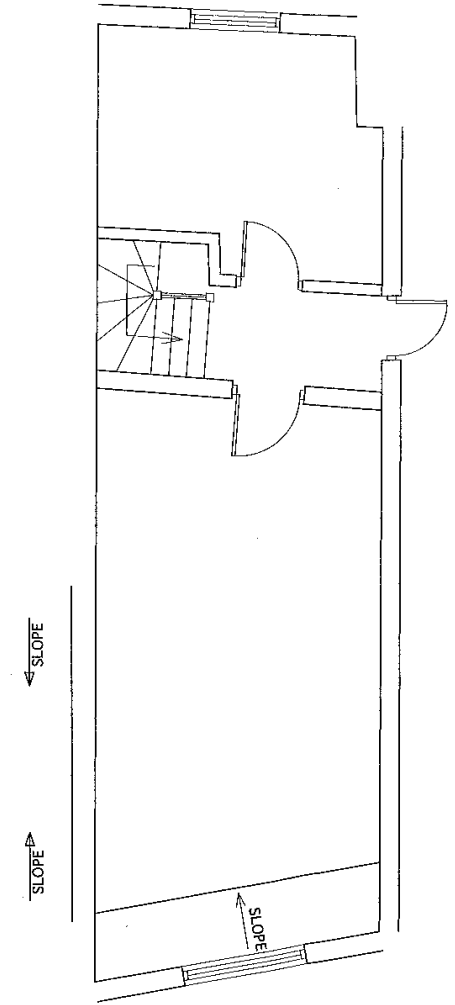
Basement



First Floor



Second Floor



Third Floor



## PRICE

We have been instructed to market the property with **vacant possession** and quote a **price of £600,000** for the freehold interest subject to contract.

## TENURE

Freehold.

## VAT

We understand the property is not elected for VAT.

## FURTHER INFORMATION

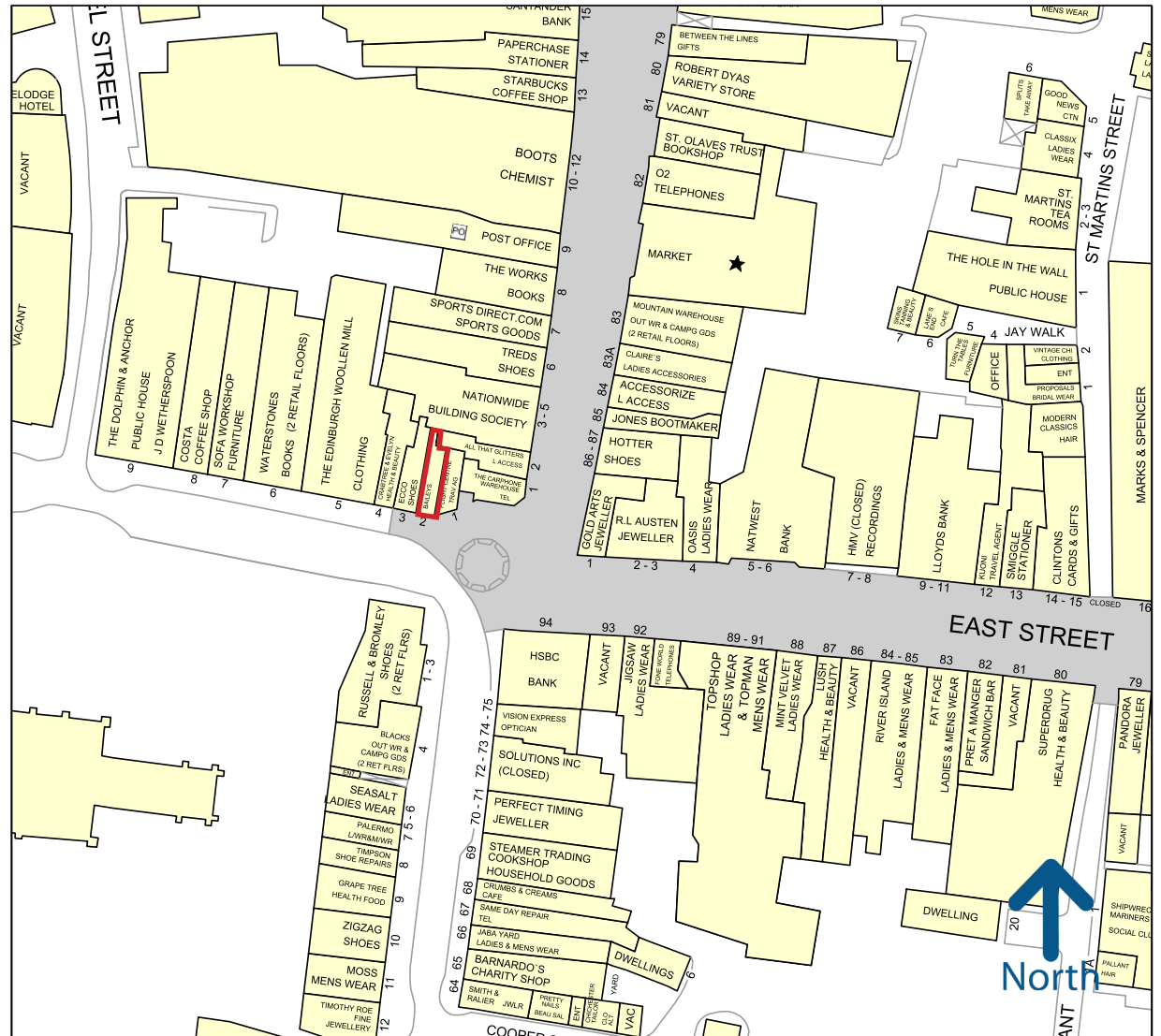
Please contact the joint sole agents Flude Commercial incorporating Garner Wood and Stapleton Waterhouse:



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50 metres

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Created By: Flude Commercial



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## ADDITIONAL PHOTOS



First Floor View



First Floor



Second Floor



Ground Floor View



Ground Floor



Basement

*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.*

28 August 2018