



kearney bell

406 Linen Hall, 162/168 Regent Street
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CHICHESTER – 30 SOUTH STREET

PRIME A1 RETAIL UNIT TO LET



LOCATION

Chichester is a vibrant and highly affluent cathedral city with and large additional tourist spend. The city's retail catchment contains 1.1million residents and the city centre captures approximately £360m annual spend (CACI).

The subject property is located in the city centre, in a high footfall location on the busier western side of South Street, close to the station and Southgate car park.

Well known retailers in the immediate vicinity include Tesco, Cex, Jo Jo Maman Bebe, Sweaty Betty and Cath Kidston.

South Street is also known for its varied restaurant offer which includes Pizza Express, Wahaca, Zizzi, Wagamama and a choice of local pubs and hotels.

TENURE

The property is available on a new FRI lease subject to vacant possession for a term of 10 years or more with a 5th year review.

RENT

£46,500 per annum exclusive.

DESCRIPTION

The premises comprise a ground floor lock-up shop within an attractive period building providing the following approximate dimensions and net internal floor areas:

Internal width	5.74m	18'10"
Shop Depth	21.18m	69'6"
Net Internal Area	111.2 sq m	1,197 sq ft

RATES

Rateable Value	£60,000
UBR (2019/20)	50.4p

Interested parties should verify these figures with Chichester District Council

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

Viewing strictly by prior arrangement via

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