

30 South Street, Chichester
PO19 1EL



TO LET

■ Ground Floor Retail Unit

Total Sales 105.04 sq m (1,131 sq ft)

■ Key Features

- Central position close to public car parks, bus and rail stations
- Chichester is an affluent and thriving retail centre
- High footfall and vehicular location
- Open plan sales area
- New effectively FRI lease available
- Rent £46,500 pax
- Nearby occupiers include Wahaca, Subway, CeX, Sweaty Betty, Pizza Express and Tesco Express



Location

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

There are currently no managed shopping centres in Chichester and in light of the historic nature of the retail core there is limited scope for future development.

The property is situated on the western side of South Street, which is a **prominent shopping destination** within Chichester City Centre. South Street accommodates a number of national retailers including, **Mistral, White Stuff, Sweaty Betty, Cath Kidson, Jojo Mama Bebe, CeX and Tesco Express**. There are also a number of eateries including **Wagamama, Cote Brasserie, Prezzo, Pizza Express, Subway, Zizzi and Wahaca**.

Accommodation

The property comprises a self-contained, ground floor retail unit which forms part of a Grade II Listed building.

We have measured and calculate the premises to have a **Net Internal Area (NIA) of 105.04 sq m (1,131 sq ft)**.

Terms

The property is available to let by way of a **new (effectively) full repairing and insuring lease, subject to vacant possession** for a term to be agreed at a commencing rent of **£46,500 per annum exclusive**.

Viewings and Further Information

Please contact the joint agents Flude Commercial incorporating Garner Wood or Kearney Bell.

Mary Jackson
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Planning

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

EPC

We understand the property has an EPC rating of **C(58)**.

Business Rates

Rateable Value (2017): **£60,000**.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

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