PRIME CLASS E OPPORTUNITY CHICHESTER 19/20 EAST STREET



Description

The unit occupies a prime position along the pedestrianised section of East Street. Notable recent lettings in the vicinity include **The Ivy, Oliver Bonas, Pret** and **Franco Manca**. Other occupiers nearby include **Marks and Spencer, Mint Velvet, Fat Face, Pandora** and **Space NK.**

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The accommodation is arranged over ground and first floors comprising the following approximate areas:

Ground Floor Sales	2,428 sq. ft.	(225.61 sq. m)
First Floor	1,318 sq. ft.	(122.47 sq. m)

Lease

A new FRI lease for a term of years to be agreed.

Rent

£125,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£89,500
UBR (23/24)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Subject to vacant possession and strictly via appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall

07912 746923

matt.beardall@greenpartners.co.uk

Or, Flude Commercial, contacting:

Sebastian Martin s.martin@flude.com 023 9262 9007

Subject to Contract

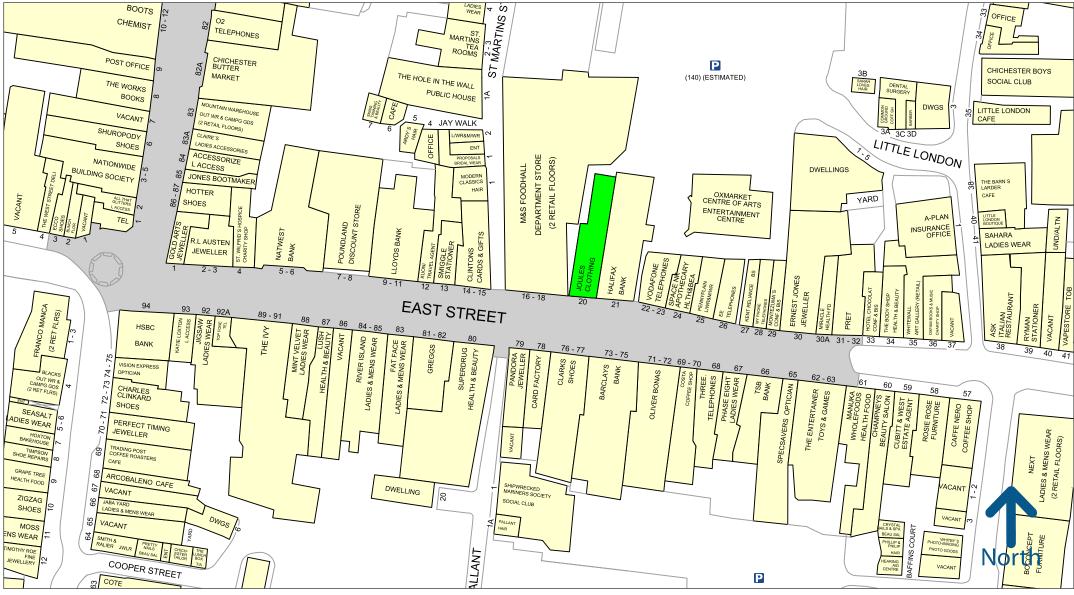


020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

Green and Partners for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give. and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property.



Map data



Experian Goad Plan Created: 17/01/2023 Created By: Green and Partners For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

