

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 be 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

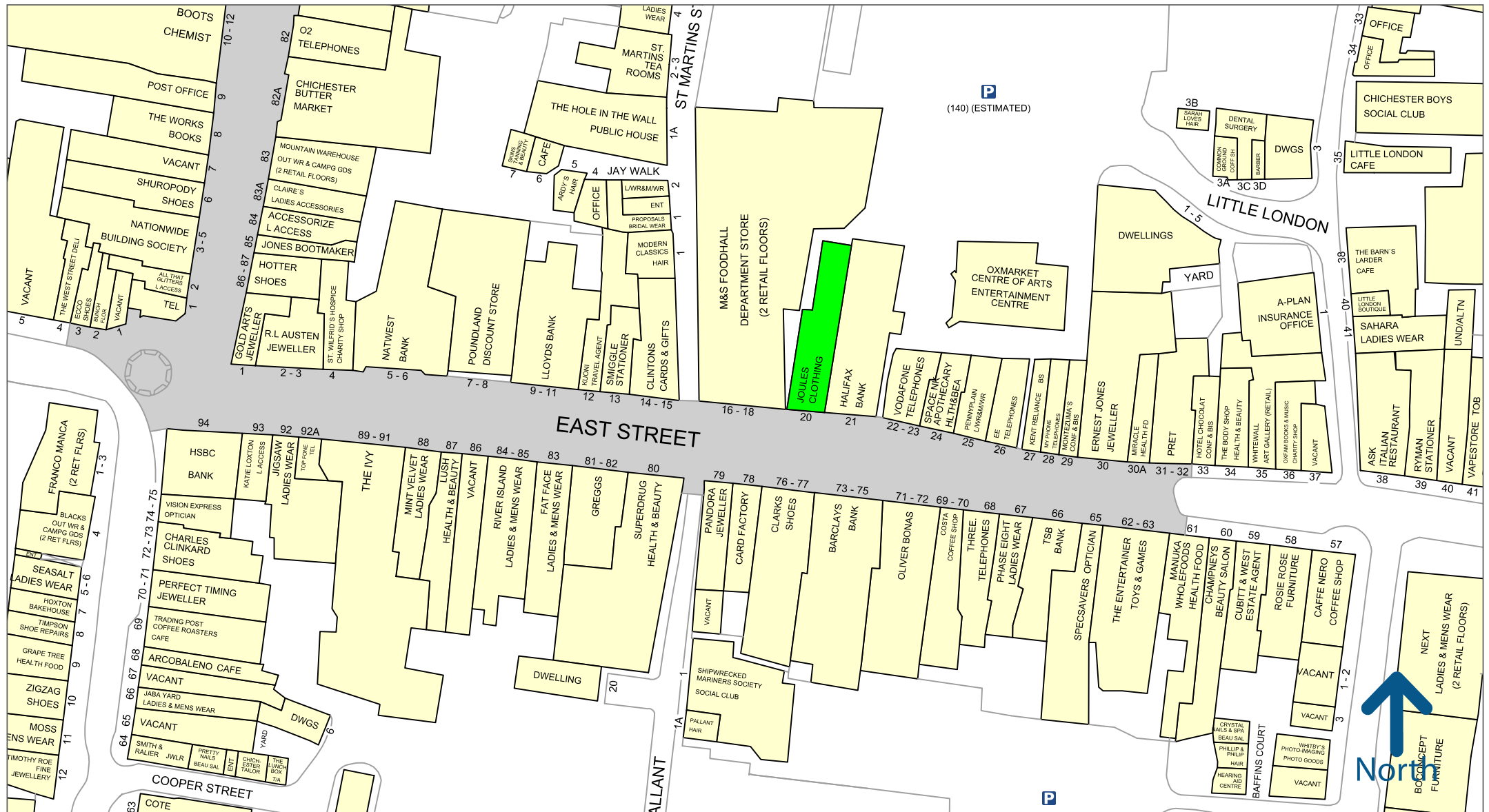
Subject to vacant possession and strictly via appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Or, **Flude Commercial**, contacting:

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

Subject to Contract



50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights
2022. OS 100019885

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