# 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

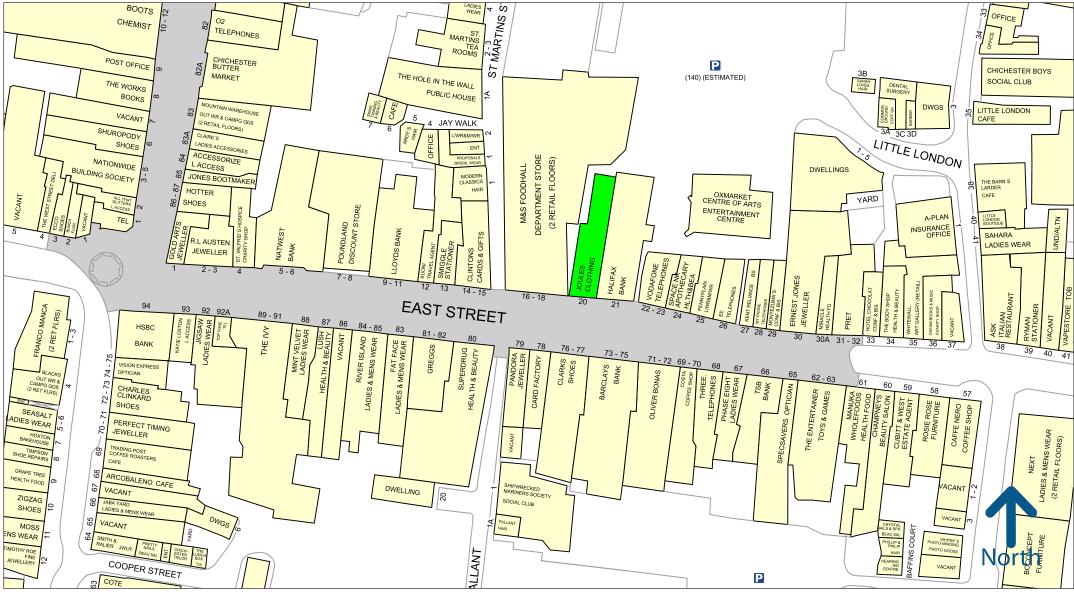


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Map data



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