

# PRIME CLASS E OPPORTUNITY CHICHESTER 83 NORTH STREET

**SUBJECT TO VACANT POSSESSION**

## Description

Chichester is a city in West Sussex on the south coast of England. The unit occupies a prominent position on North Street close to the junction with East Street.

Other retailers in the immediate vicinity include **Boots, WH Smith, Marks & Spencer, Holland and Barrett** and **Accessorize**.

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

## Accommodation

The property is arranged over basement, ground, first and second floors, comprising the following approximate areas:

<b>Ground Floor</b>	1,333 sq. ft.	(123.83 sq. m)
<b>First Floor Sales</b>	2,124 sq. ft.	(197.32 sq. m)
<b>Second Floor Ancillary</b>	315 sq. ft.	(29.26 sq. m)
<b>Basement Ancillary</b>	934 sq. ft.	(86.77 sq. m)
<b>Total</b>	<b>4,706 sq. ft.</b>	<b>(437.20 sq. m)</b>

## Lease

A new FRI lease for a term to be agreed from January 2024.

## Rent

# £85,000

per annum exclusive.



## Business Rates

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

<b>Rateable Value</b>	£101,000
<b>UBR (24/25)</b>	0.546p

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

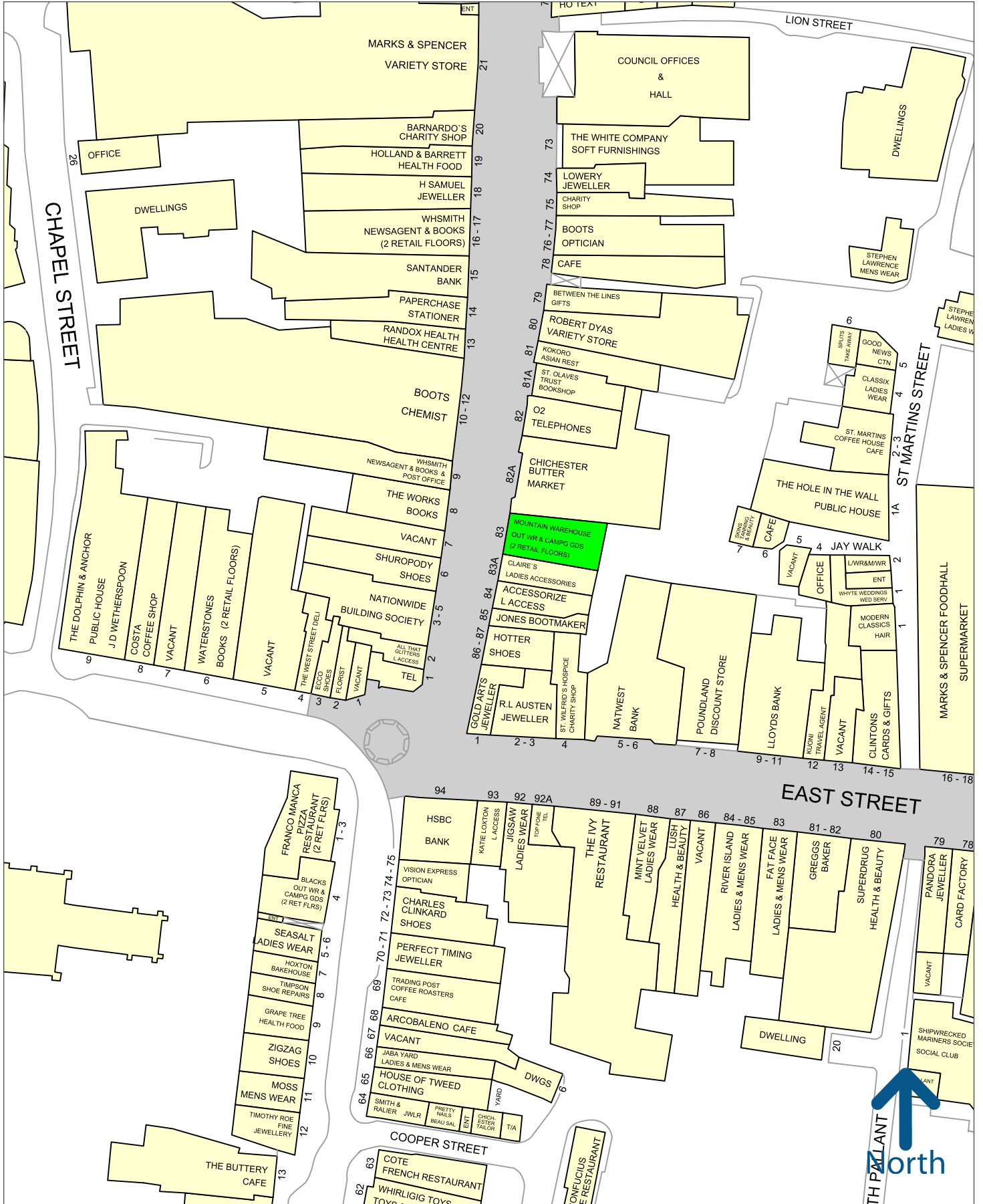
Each party to be responsible for their own legal costs incurred in this transaction.

## Viewing

Strictly via appointment through sole letting agents, **Green & Partners**, contacting:

**Mike Willoughby**      **07810 480291**  
mike.willoughby@greenpartners.co.uk

*Subject to Contract*



50 metres

Experian Goad Plan Created: 24/07/2023  
Created By: Green and Partners



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