

PRIME CLASS E
OPPORTUNITY

CHICHESTER

83A NORTH STREET

SUBJECT TO VACANT POSSESSION

Location

The premises occupy a prime trading position on North Street close to the junction with East Street.

Nearby occupiers include **Boots, Brook Taverner, M&S** and **Nationwide Building Society**.

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

Accommodation

The premises are arranged over ground and first floors, comprising the following approximate areas:

Ground Floor Sales	769 sq. ft.	(71.44 sq. m.)
First Floor Ancillary	80 sq. ft.	(7.43 sq. m.)
TOTAL	849 sq. ft.	(78.87 sq. m.)

Lease

A new full repairing and insuring lease for a term of years to be agreed.

Rent

£50,000

per annum exclusive.



Business Rates

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

Rateable Value	£46,750
UBR (25/26)	0.499p

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

By appointment through sole agents, **Green & Partners**, contacting:

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

Subject to Contract

