



Unit A3, Chichester Marina  
Chichester, West Sussex. PO20 7EJ

**TO LET**

## MARINE USE TRADE COUNTER UNIT

1,496 sq ft (138.98 sq m)

### Key Features:

- To be redecorated
- Waterside location
- New lease terms to be agreed
- Up and over roller shutter door
- First floor offices / storage
- On site parking for 5 vehicles with additional visitors parking available
- Rent £15,000 pax





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## Location

Chichester Marina is located in Birdham surrounded by picturesque countryside, adjoining the Fishbourne canal and situated approximately 3.5 miles south of Chichester, off of the A236 Birdham Road. The A27 major trunk road is 3 miles to the north and adjoins the M27 to the West, also providing access to Brighton and the A23 to the East.

Chichester Marina is a modern and well-equipped Marina with over 1,000 berths, making it one of the largest Marinas on the south coast of England. The Marina has excellent facilities for boat owners and visitors, including boat repairs and maintenance, fuel, water and electricity hookups. Further to this the Marina also boasts a restaurant and café overlooking the water, along with an array of marine businesses, yacht club and sailing school.

## Accommodation

The unit comprises of a trade counter unit formed over ground and first floor levels. The ground floor is accessed via an up and over roller shutter door to the rear and pedestrian entrance to the front. The workshop and trade counter / office element is currently separated by a partition wall, which could be removed to provide additional workshop space if required. The unit is well presented, having been redecorated throughout and benefits from carpeting, suspended ceilings with inset lighting, electric heating and perimeter trunking.

The accommodation has the following approximate floor areas (GIA):

Description	Sq ft	Sq m
Sales Area	666 sq ft	61.89 sq m
Workshop	263 sq ft	24.41 sq m
First Floor	567 sq ft	52.69 sq m
<b>Total GIA</b>	<b>1,496 sq ft</b>	<b>138.98 sq m</b>

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

March 2024

## EPC

We understand the property has an EPC rating of B (28).

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Planning historically has been restricted to marine related uses, which remains in place however, further information is available regarding potential alternative uses.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000 per annum exclusive.

The service charge, which contributes towards estate management, is currently £4,832 per annum and includes the building insurance for the premises.

A rent deposit equivalent to 3 months headline rent will be required.

Rent reviews to be agreed.

## Business Rates

Rateable Value (2023): £17,000

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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