



11 North Street
Midhurst, West Sussex GU29 9DH

TO LET

RESTAURANT PREMISES

Total Size 297 sq m (3,204 sq ft)

Key Features:

- Central position within Midhurst
- Located on the busy A272 route
- Ground floor 1,928 sq ft
- Large Garden with alfresco seating
- Circa 90 covers internally
- Kitchen fitted
- New FRI lease available
- Rent £45,000 pax
- Nearby occupiers include Tesco Express, Boots, Barclays, Age UK, Nationwide and British Heart Foundation





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Location

Midhurst is an attractive mid Sussex market town with a substantial rural catchment area and is a tourist base within an area of outstanding natural beauty. It is located approximately 10 miles south of Haslemere 12 miles north of Chichester and 55 miles from London. The town is internationally known for its polo centre at Cowdray Park.

The property is situated on Rumbolds Hill in the centre of the town where number of national and local traders are represented. Nearby occupiers include Costa, Tesco Express, Boots, Barclays, Age UK, Nationwide and British Heart Foundation.

Accommodation

This mid-terrace building is arranged over ground and first floors, with an attic and located in Midhurst town centre on the western side of North Street.

Internally, the building is configured as a restaurant providing dining space for around 90 covers, a kitchen, preparation areas and a disable WC. The first floor is currently arranged as customer male and female toilets, staff facilities and storage. The attic is used for housing the air handling system. Externally, there is a large garden, which offers at least a further 36 covers.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Ground Floor	179.16	1,928
First Floor	80.44	866
Second Floor	38.03	409
Total	297.64	3,204

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.

EPC

We understand the property to have an EPC rating of E (113).

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.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £45,000 per annum exclusive.

Business Rates

Rateable Value (2017): £30,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

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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Flude
PROPERTY CONSULTANTS



15 February 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

