



**2 New Town**  
Chichester, West Sussex PO19 1UG

**TO LET**

## ATTRACTIVE PERIOD OFFICE BUILDING

Office Space 147 sq m (1,579 sq ft)

### Key Features:

- Located in city centre close to local amenities and public transport
- Close to public car park
- Ground floor 839 sq ft
- Upper floors 740 sq ft
- Basement storage 360 sq ft
- Walled courtyard space
- New FRI lease available
- Rent £25,000 pa
- Potential to split, subject to terms





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## Location

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

## Accommodation

The property comprises a Grade II Listed building located in the centre of Chichester on the north side of New Town. The accommodation is configured over three storeys, plus a basement.

Internally, the accommodation is arranged as a series of rooms over ground, first and second floors. There is a kitchen and WCs. There is also a basement for storage.

Externally, there is a walled courtyard to the rear, which is accessible from the ground floor.

The property has the following approximate NIA:

Floor	Sq M	Sq Ft
Ground	78	839
First	35.	378
Second	33	362
<b>Total</b>	<b>147</b>	<b>1,579</b>
Basement	33	360

## Planning

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 effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £25,000 per annum exclusive. There is also potential to split the accommodation, subject to the terms. We understand the buildings insurance is around £455 per annum.

## Business Rates

Rateable Value (2017):

Ground Floor - £9,200.

First and Second Floors - £7,300.

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

## VAT

We understand the property is not registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

## EPC

We understand the property to have an EPC rating of E (124).

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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Lizzie Cottrell**

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**07753 430427**

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**Flude**  
PROPERTY CONSULTANTS

**03 June 2021**



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH