



Wyman House, Shopwhyke Road
Chichester, West Sussex PO20 2AA

TO LET

FIRST FLOOR OFFICE WITH PARKING

Size 69.21 sq m (745 sq ft)

Key Features:

- Well located with excellent access to the A27
- Well managed and established trading estate
- Flexible tenancy length
- Swift occupation possible
- On site parking
- Carpeted throughout
- Kitchen area, WC and storage area
- Rent £8,950 pax
- Small business rate relief is possible





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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.

The property is situated on the northern side of Shopwhyke Road, off its junction with the A27, Chichester Bypass.

Accommodation

The property comprises a two story building, with the subject accommodation being on the first floor. Internally, there are three separate offices, store room, kitchen and WC.

We have measured and calculate the accommodation to have the following approximate net internal floor areas:

Area	Sq M	Sq Ft
Office 1	34.8 sq m	374 sq ft
Office 2	16.4 sq m	177 sq ft
Office 3	11.3 sq m	122 sq ft
Store	6.7 sq m	72 sq ft
Total	47.2 sq m	745 sq ft

EPC

The property has an EPC rating of D (93).

Business Rates

Rateable Value (2017): £6,800.

As the RV is below £12,000 we believe 100% small business rate relief is possible.

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

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 effectively full repairing and insuring lease for a term to be agreed at a commencing rent of £8,950 per annum exclusive.

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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:

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www.flude.com



Flude
PROPERTY CONSULTANTS

9 September 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH