



2nd Floor, 44 North Street,
Chichester, West Sussex PO19 1NF

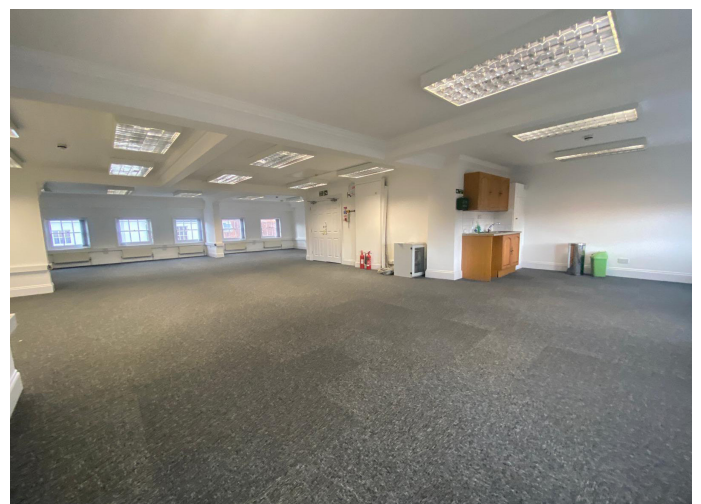
TO LET

ATTRACTIVE OPEN PLAN REFURBISHED OFFICE SUITE WITH PARKING

Size 65 sq m (700 sq ft)

Key Features:

- Open Plan Floor Plate and telephone entry system
- Basement storage area included within rent
- Newly refurbished with kitchenette
- Gas fired central heating to radiators
- Perimeter Trunking
- One parking space to rear of building included in rent
- Rent £11,500 per annum
- Internal repairing and insuring lease
- Small business rate relief possible





2nd Floor, 44 North Street,
Chichester, West Sussex PO19 1NF

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 subject premises comprise part of the second floor of a Grade II listed office building located on the west side of North Street in the city centre of Chichester.

Access can be by either the primary North Street frontage into the welcoming lobby area or by the secondary side access from the parking area. From here there is access to the shared WC accommodation for the building and additional access to the basement storage which is included with the suite.

Stairs lead to the office suite at 2nd floor level which is configured in an open plan floor plate which has been newly refurbished and benefits from a kitchenette.

The accommodation has an approximate NIA of 65 sq m (700 sq ft).

Terms

The property is available to let by way of a new internal repairing and insuring lease, for a term to be agreed at a commencing rent of £11,500 per annum exclusive.

There will be a service charge payable. Further details available on request.

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.

EPC

To be confirmed.

Business Rates

Rateable Value (2017): £11,750.

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).

VAT

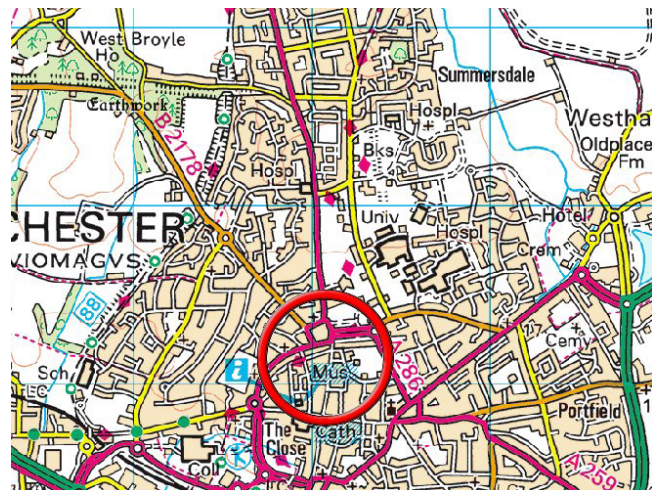
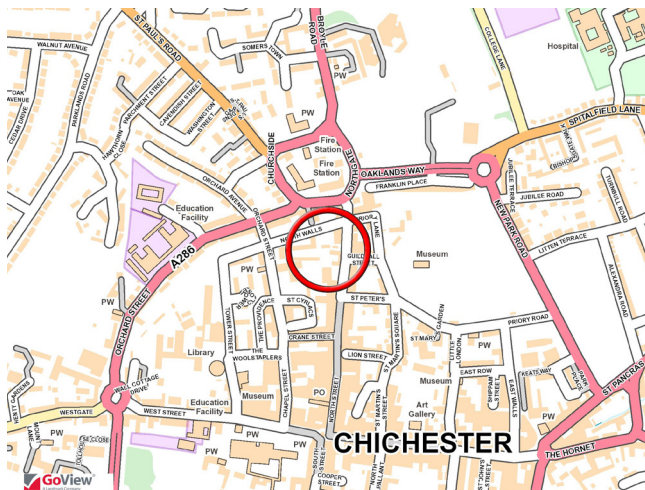
We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.



2nd Floor, 44 North Street,
Chichester, West Sussex PO19 1NF



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 agents Flude Property Consultants:

Lizzie Cottrell

l.cottrell@flude.com

07753 430427

www.flude.com



Flude
PROPERTY CONSULTANTS



23 July 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH