



Unit 4 The Buttermarket
North Street, Chichester, West Sussex PO19 1LQ

TO LET

WELL PRESENTED RETAIL UNIT

Total Size 214.88 sq m (2,313 sq ft)

Key Features:

- Chichester is an affluent and thriving retail centre
- Located on the prime pedestrian pitch
- Open plan sales area
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- To let on new EFRI lease
- Rent £42,500 pax
- Situated in an attractive historic building
- Nearby occupiers include Bills, M & S, Robert Dyas, O2, Paperchase, The White Company and Boots





Location

Chichester is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

The property is situated on the eastern side of North Street, which is fully pedestrianised. Nearby occupiers include Bills, Robert Dyas, O2, Paperchase, The White Company, Boots and M & S.

Accommodation

The shop is situated with the Buttermarket, formerly known as Market House was built in 1808 for market traders who had been trading at the Market Cross. In 1980 it was extended to include an upper floor, which is currently occupied by Bills. The building is noted for its special architectural and historic interest and was refurbished in 2011 to provide the current layout.

The accommodation includes a kitchen area, WC and storage and has recently acquired planning to improve the layout and increase the size. Please see floor plan.

The property has the following approximate **Net Internal Area (NIA) of 214.88 sq m (2,313 sq ft).**

Planning

We understand that the premises benefit from Class E use within the Use Classes Order 2020 (as amended).

The Buttermarket is a Grade II* Listed Building.

EPC

We understand the property has an EPC rating of D.

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 £42,500 per annum exclusive.

There is service charge payable currently of £10,560 per annum.

Business Rates

Rateable Value (2017): £40,000.

Rateable Value (April 2023): £30,000.

Currently, all occupied retail, hospitality and leisure properties receive a discount of 50% on rates payable until 31st March 2023. Following the Government's latest budget, it has been confirmed that there will be a 75% discount from 1st April 2023 until 31st March 2024. Subject to annual cash cap of £110,000 per business and qualifying use.

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

VAT

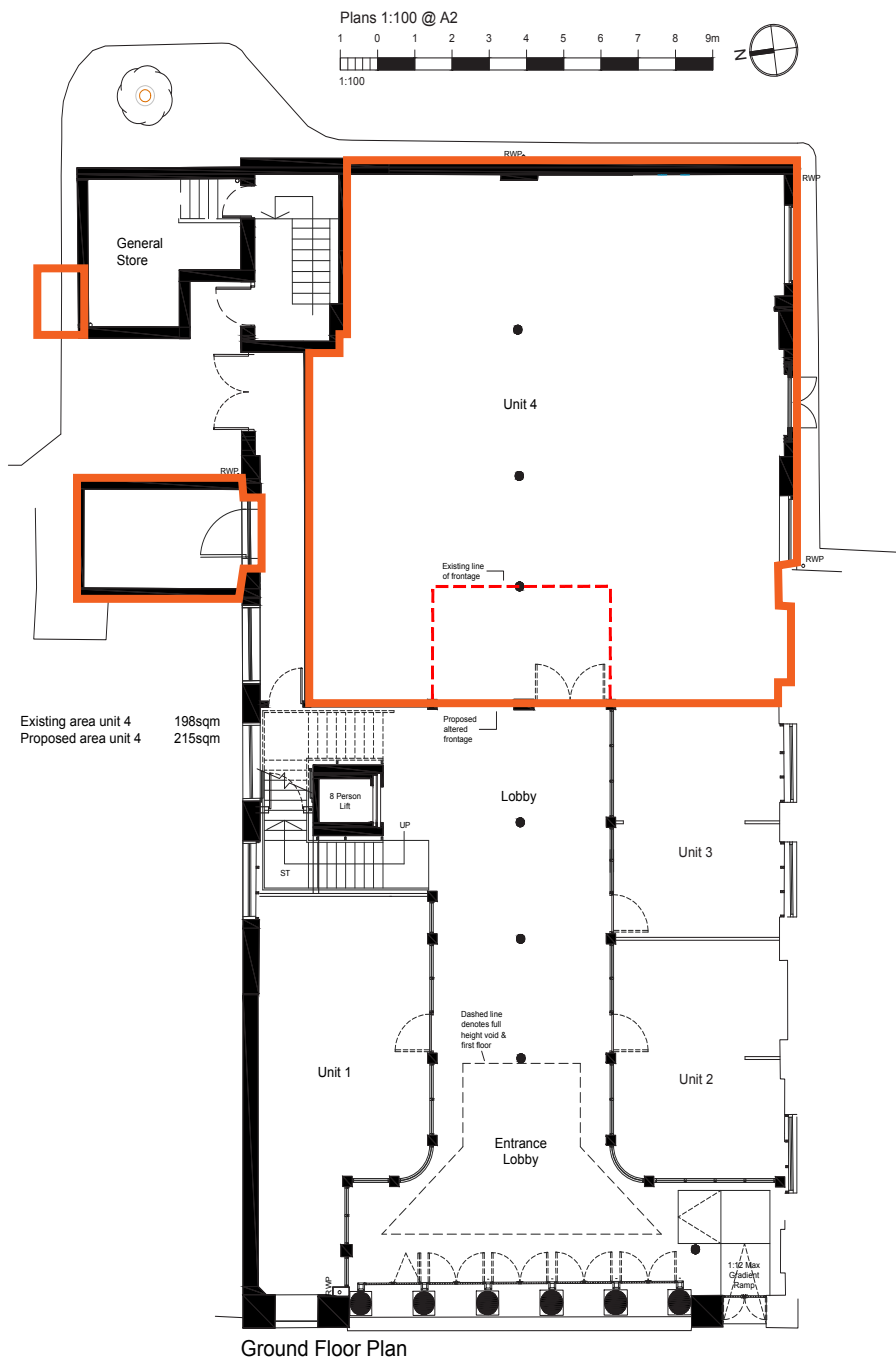
We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.



Floor Plans



For identification purposes only.



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GOAD Map



Flude Commercial 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 Commercial 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 joint sole agents Flude Property Consultants and Vail Williams:

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Tim Clark
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07584214662



13 May 2022



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH