



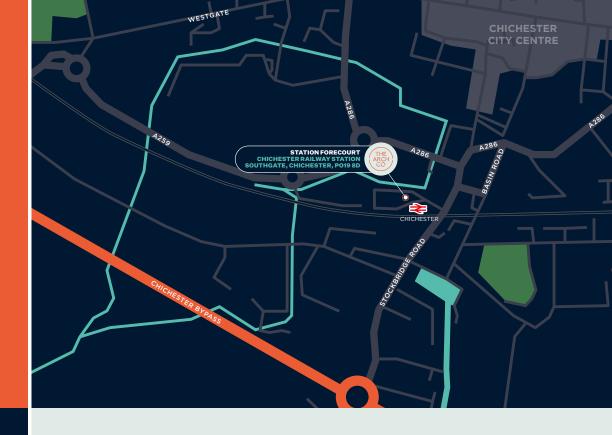


UNIT IN STATION FORECOURT CHICHESTER RAILWAY STATION SOUTHGATE, CHICHESTER, PO19 8D

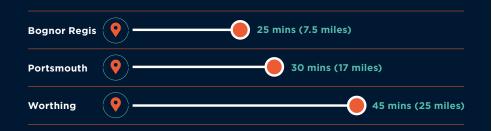
LOCATION

THE PREMISES ARE LOCATED DIRECTLY OPPOSITE CHICHESTER RAILWAY STATION.

Chichester is a Cathedral City and is located approximately 20 miles to the east of Portsmouth and 20 miles to the west of Worthing. Nearby occupiers include Wow Car Hire and The Foundry Public House.



DRIVE TIMES



DESCRIPTION

A STANDALONE RETAIL/OFFICE UNIT FORMERLY USED AS A HAIRDRESSING SALON OPPOSITE CHICHESTER RAILWAY STATION.

Internally the unit is largely open plan and is of flat roof construction. It benefits from a kitchen area, WC facilities and car parking.

ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
GROUND FLOOR	265	£10,000





SPECIFICATION



Excellent location and access



Mains powered electricity



Newly refurbished



WC facility



Kitchenette



Parking



Laminate flooring

COSTS PER ANNUM

Rent	£10,000
Service Charge	£O
Insurance	£72.82
Business Rates	TBD

Indicative monthly costs: £839.

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the council.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent(s) SHW.

ALEX DENNING +44 (0)1273 876218 adenning@shw.co.uk

THE CODE OF PRACTICE ON COMMERCIAL LEASES IN ENGLAND & WALES strongly recommends you seek professional advice before signing a business tenancy agreement.

Conditions under which these particulars are issued. SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316. Particulars issued October 2023.



