

To Let

Retail Unit

Unit 4 The Buttermarket,
16 North Street, Chichester
PO19 1LQ

Key information

- Recently occupied as a restaurant/café
- Available immediately
- Grade II* listed historic building in the heart of Chichester
- Former tenant held a pavement licence to place tables on North Street



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Location

Chichester is a historic Cathedral City and popular retail centre. The property is located on North Street in the main City core retail area, just north of Chichester Cross.

Nearby retailers include Boots, Starbucks, O2 and Mountain Warehouse.

Description

A large retail shop at the rear of The Buttermarket extending to approximately 1,500 sq ft.

There are separate toilets demised to this unit and a rear storage unit.

Tenure

The property is available leasehold only.

Terms

The property is available by way of a new lease for a term of years to be agreed.

Rent

We are guiding at £40,000 per annum,

Use

Any retail use that is suitable for a historic building will be considered.

Energy Performance Rating

Energy performance rating – 71 (C)

Energy Performance Rating

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Retail unit	139.35	1,500

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Rating

We are advised that the Rateable Value is

Rateable Value	£27,250
UBR	38.2p
Rates payable	£10,409.50

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Identity Checks/AML

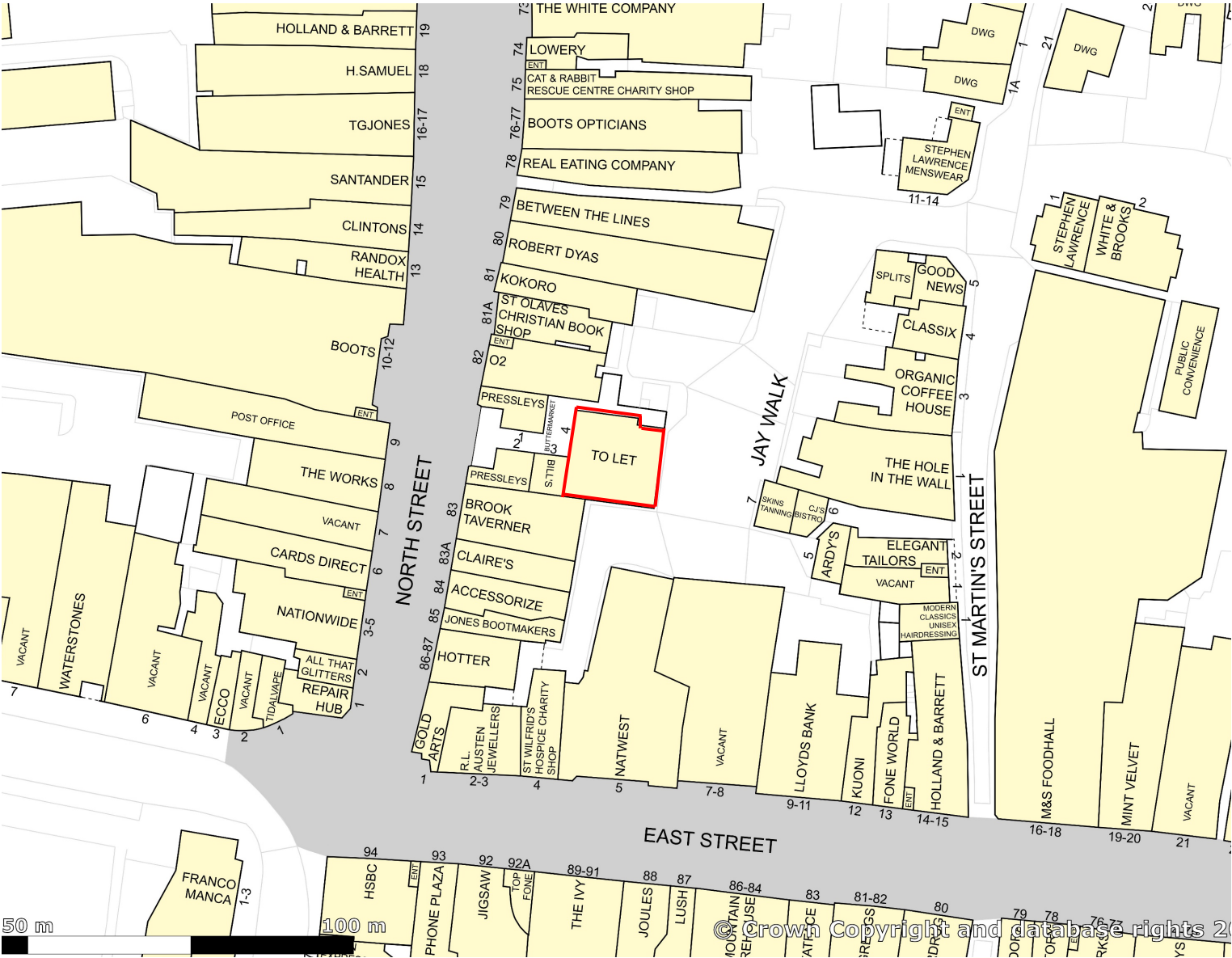
The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

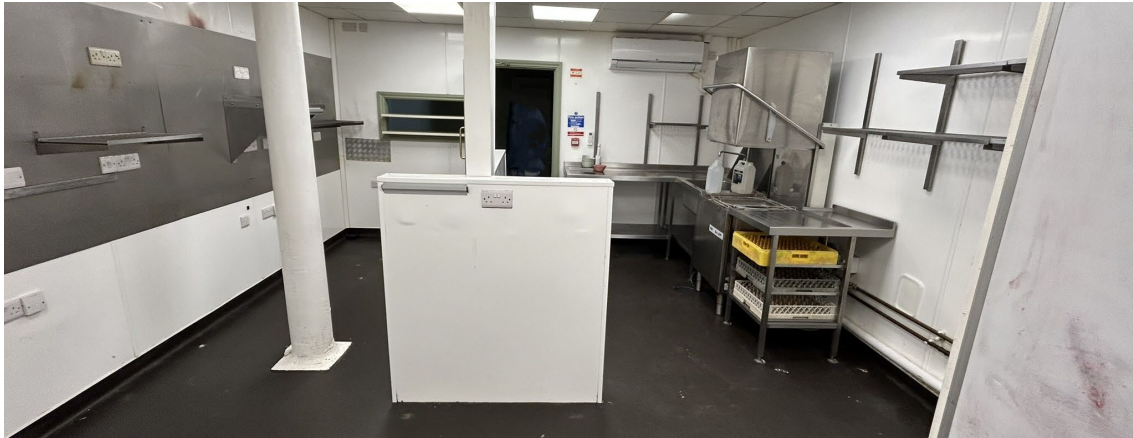
VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing/Further Information

Strictly by appointment via the sole agent





For further details contact:

Tim Richards

T: +44 (0) 7917 032 674

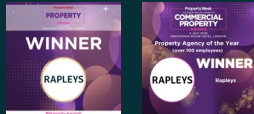
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