

600 SQ FT (55.7 SQ M)
MODERN BUSINESS UNIT FOR SALE

CITY CENTRE TRADING LOCATION
VIDEO TOUR AVAILABLE



100% SMALL BUSINESS RATES RELIEF AVAILABLE
UNIT 11 CITY BUSINESS CENTRE
BASIN ROAD
CHICHESTER
WEST SUSSEX
PO19 8DU

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

City Business Centre is located to the immediate south of Chichester city centre. Basin Road offers excellent road and rail transport links with Chichester's main bus depot and rail station situated adjacent. The A27 arterial route linking Brighton, Worthing, Portsmouth, and Southampton is situated to the immediate south. A Google Street View of Basin Road can be viewed through Google Maps by typing in the property's postcode PO19 8DU

ACCOMMODATION (GROSS INTERNAL AREA)

Ground Floor 600 sq ft (55.7 sq m)

SITE & PROPERTY FEATURES

- City centre trading location
- 1 allocated car parking space
- Visitor car parking space available
- Vaulted ceilings
- Electric controlled Velux roof lights
- Vehicular access to loading doors
- Cat II office lighting
- Double glazed entrance door
- Gas central heating
- Kitchen area
- WC facility

TENURE

Vacant possession. The unit is available by assignment of a 125-year long leasehold interest from the 31st of October 1985 (expiry 2110).

PRICE

£115,000 + VAT

ESTATE SERVICE CHARGE (2026/2027 FINANCIAL YEAR)

There is an annual service charge payable for the upkeep of the estate. The current charge for 2025/2026 is approximately £1,600. The service charge payable covers all external maintenance and buildings insurance.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

To be assessed. Based upon comparable units within this estate, it is our considered view that the Rateable Value to be assessed is likely to fall between £8,000 to £9,500. There is currently a 100% Small Business Rates Relief available on properties with a Rateable Value less than £12,000. Further details and guidance can be provided on request.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly.

VIEWING ARRANGEMENTS

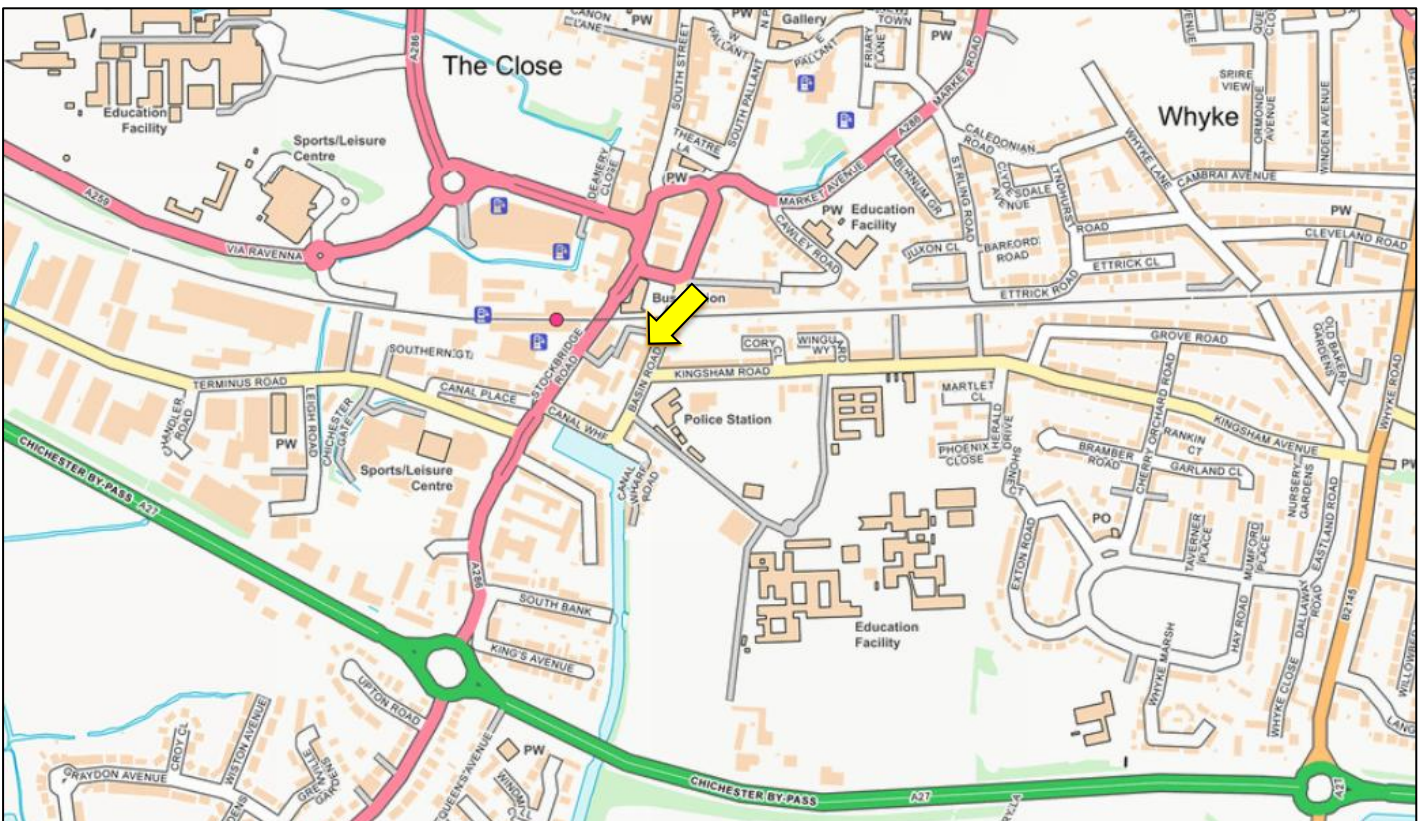
By appointment through sole letting agent's Henry Adams Commercial. A walk-through video tour of the accommodation can be made available via WhatsApp on request to the following mobile 07868 434449.

CONTACT

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LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.