

**FOR SALE
or TO LET**

***CITY CENTRE RETAIL UNIT
DEVELOPMENT POTENTIAL***



2 WEST STREET, CHICHESTER, WEST SUSSEX PO19 1QD

 **what3words**

 **reds.traps.buzz**



MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS
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GUIDE RENT £32,500 PAX

GUIDE PRICE £450,000

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. There is a mainline railway service to London.

The retail offering in Chichester is concentrated along the two main shopping axis comprising North Street/South Street and East Street/West Street; these intersect at the Market Cross directly in front of the property.

There are many national multiple retailers nearby including; Marks and Spencer, Sea Salt, Jo Malone, Fat Face, Next, Mint Velvet, Crew, H&M, TK Maxx and Jig Saw. This is accompanied by restaurant occupiers such as Franco Manco opposite, Ivy Brasseries, Cote, ASK, Brasserie Blanc, Pizza Express, Wagamamas.

DESCRIPTION:

This attractive Grade II Listed five storey building occupies a prime position on West Street facing both the Cathedral and The Market Cross within the pedestrian core of the city. There is rear loading and access from Chapel Street.

Approximate Areas		
Frontage	5.0m	16'4"
Internal Width	3.1m	10'2"
Built Depth	13.2m	43'4"
Ground Floor	31.58 m ²	340 ft ²
First Floor	27.87 m ²	300 ft ²
Second Floor	31.58 m ²	340 ft ²
Third Floor	19.97 m ²	215 ft ²
Basement	26.01 m ²	280 ft ²
Total	137.03 m²	1,475 ft²

TENURE:

The premises are available on a new full repairing and insuring lease for a term to be agreed, or, on a Freehold basis subject to vacant possession.

**GUIDE PRICE /
GUIDE RENT**

The property is available on a new lease at **£32,500 per annum.**

Alternatively, the freehold is available at **£450,000 with vacant possession.**

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Photos

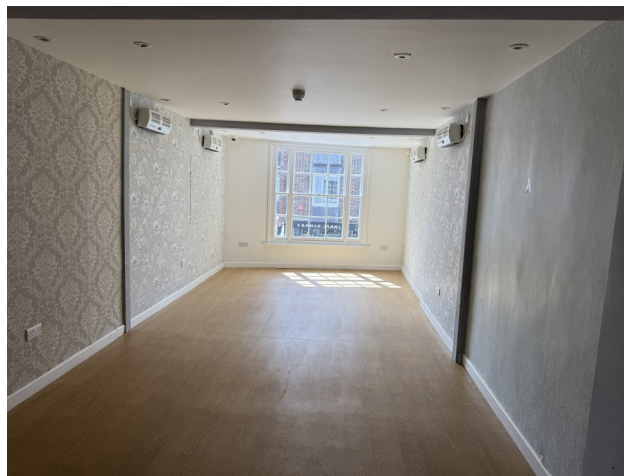
VAT: We understand that VAT is not payable.

RATES: RV—£30,000 (2023 VOA)

LEGAL COSTS: Each party to be responsible for their own legal costs, unless otherwise negotiated

AML: In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

EPC: C-62

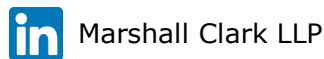


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**FOR MORE INFORMATION OR
A VIEWING PLEASE
CONTACT;**



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