



2 Chapel Street
Chichester, West Sussex PO19 1BU

TO LET

ATTRACTIVE OFFICE ACCOMMODATION

From 127 sq ft - 643 sq ft

Key Features:

- Centrally located
- Period property
- Well proportioned room sizes
- Cellular rooms
- Male and Female w/c
- Rooms available individually or combined
- Available immediately
- Rent £350 pcm/per room





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Location

The Cathedral City of Chichester is a historic and thriving administrative centre for West Sussex.

The property is located just to the west of North Street and within walking distance to the city centre shops, banks, railway station and other amenities.

Accommodation

The property is accessed immediately off Chapel Street providing it's own private front door entrance. Upon entering there is a lobby/reception area which then leads to the first and second floors.

The space is configured in a cellular manner throughout with four separate office rooms over first and second floors.

There are separate male and female w/c's.

We understand the the accommodation to have the following **Net Internal Areas**:

Area	Sq M	Sq Ft
Ground Floor - Reception	9.4	101
1st Floor - Office 1	12.4	133
1st Floor - Office 2	11.9	128
1st Floor - Office 3	14.2	153
2nd Floor - Attic Room	11.8	127
Total	59.7	643

EPC

To be confirmed.

Planning

We understand that the premises benefit from Class B1(a) use within the Use Classes Order 1987 (as amended).

Terms

The property is available to let by way of a new internal repairing and insuring lease(s) for a term to be agreed at the following rents:

Single Room	£350 pcm
Whole First Floor	£1,000 pcm
Whole First Floor, plus Attic Room	£1,250 pcm

Rent includes all utility bills and building insurance, cleaning, tea and coffee, but is exclusive of business rates.

Business Rates

The property is currently assessed on a room by room basis, therefore the space will need to be reassessed if the whole floor/building is taken.

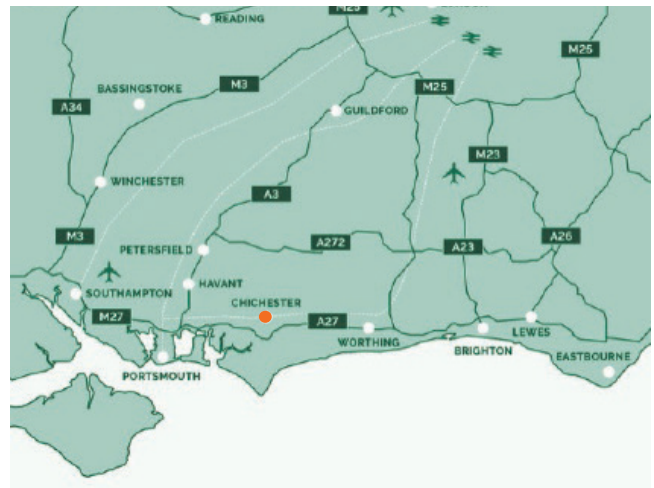
We anticipate the Rateable Value for the whole to be below the £12,000 threshold for 100% rate relief.

Interested parties are advised to contact the local authority to verify this.

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

VAT

We understand that the property is registered for VAT, therefore VAT will be payable on the rent.



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