



**Ground Floor Offices, 41-42 Southgate Place**  
Chichester, West Sussex PO19 1ET

**TO LET**

## **WELL PRESENTED CITY CENTRE OFFICE SUITE**

Total NIA - 80.94 sq m (871 sq ft)

### **Key Features:**

- Located in busy and attractive Cathedral city
- Central location close to bus/train stations & car parks
- Central heating & air conditioning
- Good natural light
- To be re-decorated prior to occupation
- Kitchen area
- New EFRI lease available
- Rent on application
- 100% small business rate relief is possible





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## Location

Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London, 15 miles east of Portsmouth and 30 miles west of Brighton.

The subject property is situated in Chichester city centre, on the eastern side of Southgate, close to its junction with South Street.

## Accommodation

The property comprises a ground floor office (forming part of a larger four-storey building). The main office area is accessed via a hallway from the 'front door', and benefits from its own kitchen with shared WC.

We understand the premises to have an approximate Net Internal Area (NIA) of 80.94 sq m (871 sq ft).

## EPC

To be re-assessed.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. In terms of planning we have assumed that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease (administered by way of a service charge) for a term to be agreed.

Rent on application.

## Business Rates

Rateable Value (2017): £10,665

Rateable Value (2023): £13,500

As the RV is below £12,000, we believe 100% small business rate relief is possible.

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

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS



**22 November 2021**

**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**