



**The Grange, Palmer Place,  
North Mundham, Chichester, West Sussex. PO20 1JN**

**TO LET**

## **SELF-CONTAINED CLASS E PREMISES WITH PARKING**

1,236 sq ft (114.82 sq m)

### **Key Features:**

- Ground and first floor
- Large open plain main office
- Two pedestrian entrance points
- Parking for over 10 cars
- Potential partial rates relief
- Total size 1,236 sq ft
- Rent £15,500 pax





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## Location

North Mundham is located in the Chichester district of West Sussex, approximately 2.5 miles South of the centre of Chichester.

The premises is situated on Palmer Place, off of Church Road, which adjoins the B2166. The A27 is 1.2 miles to the North, with Chichester station a further mile away.

What3words: host.demand.flag

## Accommodation

The property comprises of a self contained, sympathetically converted, former grain store. Fitted as office accommodation at present, the premises benefit from; carpeting throughout, strip lighting, new electric heaters, wall mounted A/C (untested) 2 WCs and kitchenette on the ground floor. The first floor is accessed via an internal staircase and offers usable storage space.

Externally the property benefits from a substantial, self contained gated yard offering parking for approximately 10-12 vehicles.

Whilst configured as offices, It is felt the property could suit a variety of uses STPC

The accommodation has the following approximate floor areas:

| Description         | Sq ft              | Sq m               |
|---------------------|--------------------|--------------------|
| Meeting Room        | 390 sq ft          | 36.26 sq m         |
| Main Office         | 553 sq ft          | 51.39 sq m         |
| <b>Ground Total</b> | <b>943 sq ft</b>   | <b>87.65 sq m</b>  |
| First Floor         | 293 sq ft          | 27.16 sq m         |
| <b>Total NIA</b>    | <b>1,236 sq ft</b> | <b>114.82 sq m</b> |

## EPC

An EPC has been instructed.

## 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. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease commencing rent of £15,500 per annum exclusive.

## Business Rates

Rateable Value (2023): £13,250

The occupier may be entitled to some Small Business Rate relief because RV is between £12,250 and £14,750, this relief can range from 92% to 8%. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

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)).

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.





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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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June 2023

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH