



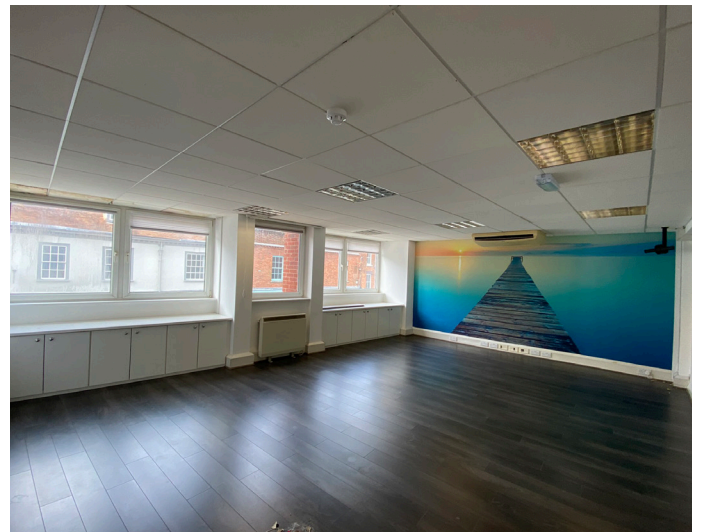
First and Second Floors, 1 St Peters House
64 North Street, Chichester, West Sussex, PO19 1LT

TO LET

**TWO STOREY OFFICE / E CLASS
ACCOMMODATION WITH PARKING**
2,100 sq ft (195.09 sq m)

Key Features:

- Town Centre
- 10 Parking Spaces
- Consideration given to letting on floor by floor basis
- Rent £34,000 pax
- Total size 2,100 sq ft
- New EFRI lease available
- Nearby occupiers nearby include Purchases, Kokoro, The Escapist, Caffe Nero and Real Eating Company





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Location

North Street is situated in a central retail and commercial location, being part of the vibrant and historic city of Chichester and is one of the city's main shopping streets, known for its diverse range of retail outlets, restaurants, cafes, and other amenities.

Accommodation

The property comprises first and second floor office / E Class generally open plan space with some demountable partitioning. The suite benefits from electric heating, double glazed windows, suspended ceilings, a kitchenette and male and female WCs. There is also a shower.

There is also the option to take only one floor. Each floor comes with 5 parking spaces.

The accommodation has the following approximate floor areas (IPMS-3):

Description	Sq ft	Sq m
First Floor	1,019 sq ft	94.69 sq m
Second Floor	1,081 sq ft	100.44 sq m
Total NIA	2,100 sq ft	195.13 sq m

EPC

TBC

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.

March 2024

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 for a term to be agreed at a commencing rent of £34,000 per annum exclusive.

Service charge: Further details on request.

Business Rates

First Floor
Rateable Value (2023): £18,750

Second Floor
Rateable Value (2023): £TBC

VAT

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

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Noah Minchell

n.minchell@flude.com

01243 929144

www.flude.com

Mark Minchell

m.minchell@flude.com

01243 929136

