



**11 Eastgate Square**

Chichester, PO19 1JH

**TO LET - Prominent Retail  
Premises  
Rental £25,000 PAX**

**900 to 1,827 sq ft**  
(83.61 to 169.73 sq m)

- Highly Visible Position
- New Lease
- Available from June 2024

# 11 Eastgate Square, Chichester, PO19 1JH

## Summary

<b>Available Size</b>	900 to 1,827 sq ft
<b>Rent</b>	£2,083.33 per month
<b>Rates Payable</b>	£13,223.50 per annum
<b>Rateable Value</b>	£26,500
<b>Service Charge</b>	Further details on request
<b>Car Parking</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	D (96)

## Description

The property comprises of open plan ground floor retail space, with lower ground floor storage space. The position at the junction of East St & Market Road offers excellent profile for a business. The building is currently Class E use, so suitable for various uses within this class.

## Location

The premises occupies a very prominent position on Eastgate Square at the junction of East St, St Pancras & Market Road, with the Cattle Market car park just round the corner there is a high level of footfall and passing trade on a daily basis.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	927	86.12
Lower Ground	900	83.61
<b>Total</b>	<b>1,827</b>	<b>169.73</b>

## Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

## Terms

The property is available on a new FRI lease with terms to be agreed, minimum term certain being 3 years. Asking rental of £25,000pax.



## Viewing & Further Information



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