





# 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

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

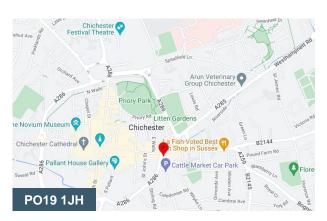
Name	sq ft	sq m
Ground	927	86.12
Lower Ground	900	83.61
Total	1,827	169.73

### **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



Richard Lowrey 01273-779777 | 07725-723021 richard@newlandsproperty.com