



34-35 East Street

Chichester, PO19 1HS

**TO LET - Prime Retail
Building
Rental £65,000 PAX**

1,902.23 sq ft
(176.72 sq m)

- New Lease
- Available Now
- Whole Building

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Summary

Available Size	1,902.23 sq ft
Rent	£5,416.67 per month
Rates Payable	£22,893.75 per annum
Rateable Value	£41,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (77)

Description

City centre retail building available on a new lease, prime position on East Street with excellent frontage. Would suit various uses (STPC).

The property is arranged with basement storage area, ground floor retail, with additional first and second floor storage area.

Location

Located on the North side of East Street within the city centre which has excellent links to the main A27 trunk road, west of Arundel and east of Portsmouth, there is a high level of footfall and passing trade within the pedestrianised

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	200	18.58
Ground	938.27	87.17
1st	350.78	32.59
2nd	413.18	38.39
Total	1,902.23	176.73

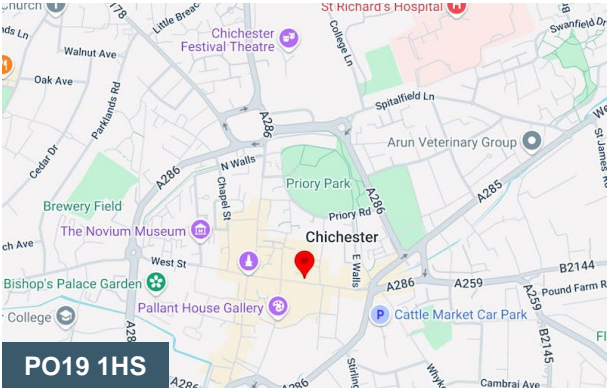
Viewings

Viewings can be arrange via the Landlords Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £65,000 PAX.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.



Viewing & Further Information



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