

TO LET

GROUND FLOOR LOCK UP SHOP
131.5 m² (1,414 ft²)

01243 981120
www.marshallclark.co.uk

CHRIST CHURCH
BUILDINGS



**UNIT 2 CHRISTCHURCH BUILDINGS, SOUTHGATE, CHICHESTER,
PO19 1DT**



what3words

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COMMERCIAL PROPERTY CONSULTANTS



GUIDE RENT £25,000 PAX

LOCATION:

Chichester is an attractive cathedral city and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. There is a mainline railway service to London.

The retail offering in Chichester is concentrated along the two main shopping axis comprising North Street/ South Street and East Street/West Street; these intersect at the Market Cross. The subject premises front the busy throughfare of Southgate with Chichester main line railway station close by, together with numerous business units.

DESCRIPTION:

The premises comprise a ground floor lock up shop positioned on the east side of Southgate a short distance to the south of its junction with Old Market Avenue. The unit also has the benefit of rear access over the shared roadway off Chapel Street.

The premises has approximate Net Internal Floor Area as below:

Ground Floor Retail	1,318ft ²	122.6 m ²
Kitchen and store	96 ft ²	8.90 m ²
Total	1,414 ft ²	131.5 m ²

TENURE:

The premises are available on a new full repairing and insuring lease for a term to be agreed.

GUIDE RENT:

£25,000 per annum.

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Further Information

- VAT:** We understand that VAT is not payable.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- EPC:** B—39
- RATES:** Rateable Value £27,500 (2026 VOA List)
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of Heads of Terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

NOTE: The shop is the process of being cleared.

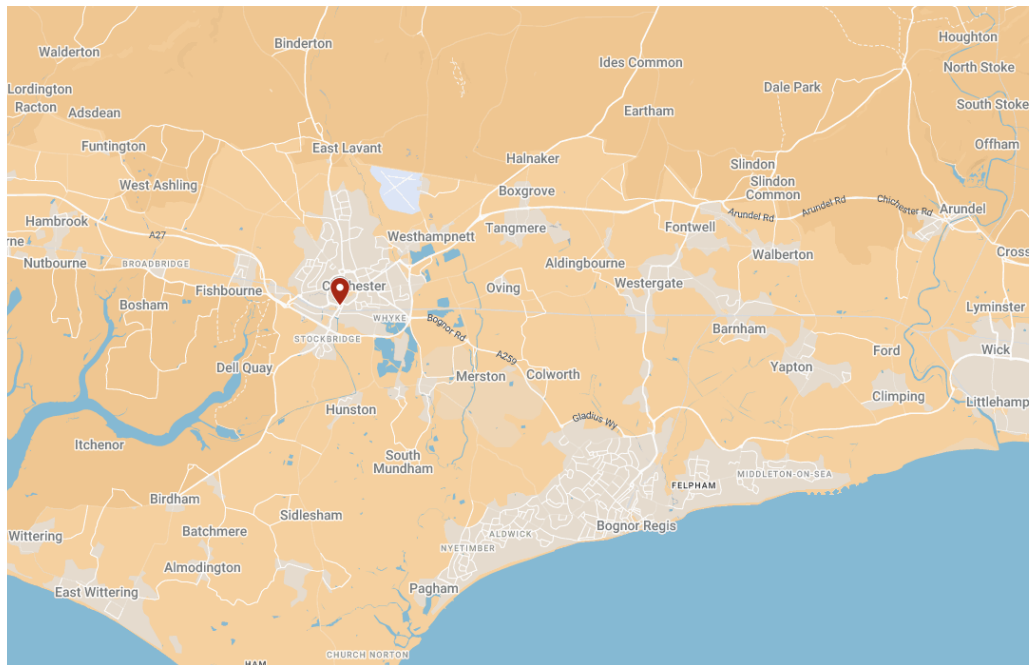
Retail space looking towards the rear



Retail space looking out towards Southgate



GUIDE RENT £25,000 PAX



Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
CONTACT;**



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