CHICHESTER – 89-91 EAST STREET
PRIME A1 RETAIL OPPORTUNITY (SUBJECT TO VACANT POSSESSION)

Location
The subject property is located on the pedestrianised East Street in Chichester in a 100% prime location very close to the intersection of North, South, East and West Street. The location further benefits from its proximity to the main town centre car park as well as linking South Street to North Street.

Located immediately adjacent to Mint Velvet, other nearby retailers include Lush, Jo Malone, Space NK, Jigsaw and Fat Face.

Demise
The property is arranged over ground, first and second floors and provides the following approximate areas:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>7,366</td>
<td>684</td>
</tr>
<tr>
<td>First</td>
<td>2,903</td>
<td>270</td>
</tr>
<tr>
<td>Second</td>
<td>991</td>
<td>92</td>
</tr>
<tr>
<td>Total</td>
<td>11,260</td>
<td>1,046</td>
</tr>
</tbody>
</table>

Tenure
A new 10 year effective FRI lease, subject to upward only rent review at year 5 (subject to vacant possession)

Rent
Upon application.

Rates
Rateable Value: £330,000

Interested parties are advised to make their own enquiries to the Local Authority.

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact:

Ian Webster
020 7190 9802
07901 516 723
ian@robinsonwebster.co.uk

Liam Jones
020 790 9804
07990 335 016
liam@robinsonwebster.co.uk

020 7190 9801
robinsonwebster.com
50 metres

Experian Goag Plan Created: 17/06/2019
Created By: Robinson Webster Limited


Misrepresentation Act - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.