



ROBINSON WEBSTER



CHICHESTER, 62-64 EAST STREET

PRIME A1 RETAIL OPPORTUNITY

SUB-DIVISION OPTIONS AVAILABLE

Location

The subject premises are located the pedestrianised East Street in Chichester. The location benefits from its proximity to the main town centre car park as well as linking South Street to North Street.

Located immediately adjacent to **Specsavers**, other nearby retailers include **Ernest Jones**, **Jo Malone**, **Space NK**, **Phase Eight**, **Hotel Chocolat** and **The Body Shop**.

Demise

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

Ground floor:	3,437 sq ft	319 sq m
First floor:	2,292 sq ft	213 sq m
Second floor:	754 sq ft	70 sq m
Total	6,482 sq ft	602 sq m

There is also the potential to split the unit on ground as follows:

Unit A:	1,762 sq ft
Unit B:	1,764 sq ft

Tenure

A new 10 year FRI lease, subject to upward only rent review at year 5.

Rent

On application

Rates

Rateable Value:	£211,000
Rates Payable (18/19):	£104,023

Interested parties are advised to make their own enquiries

EPC

Available Upon Request

Further Information

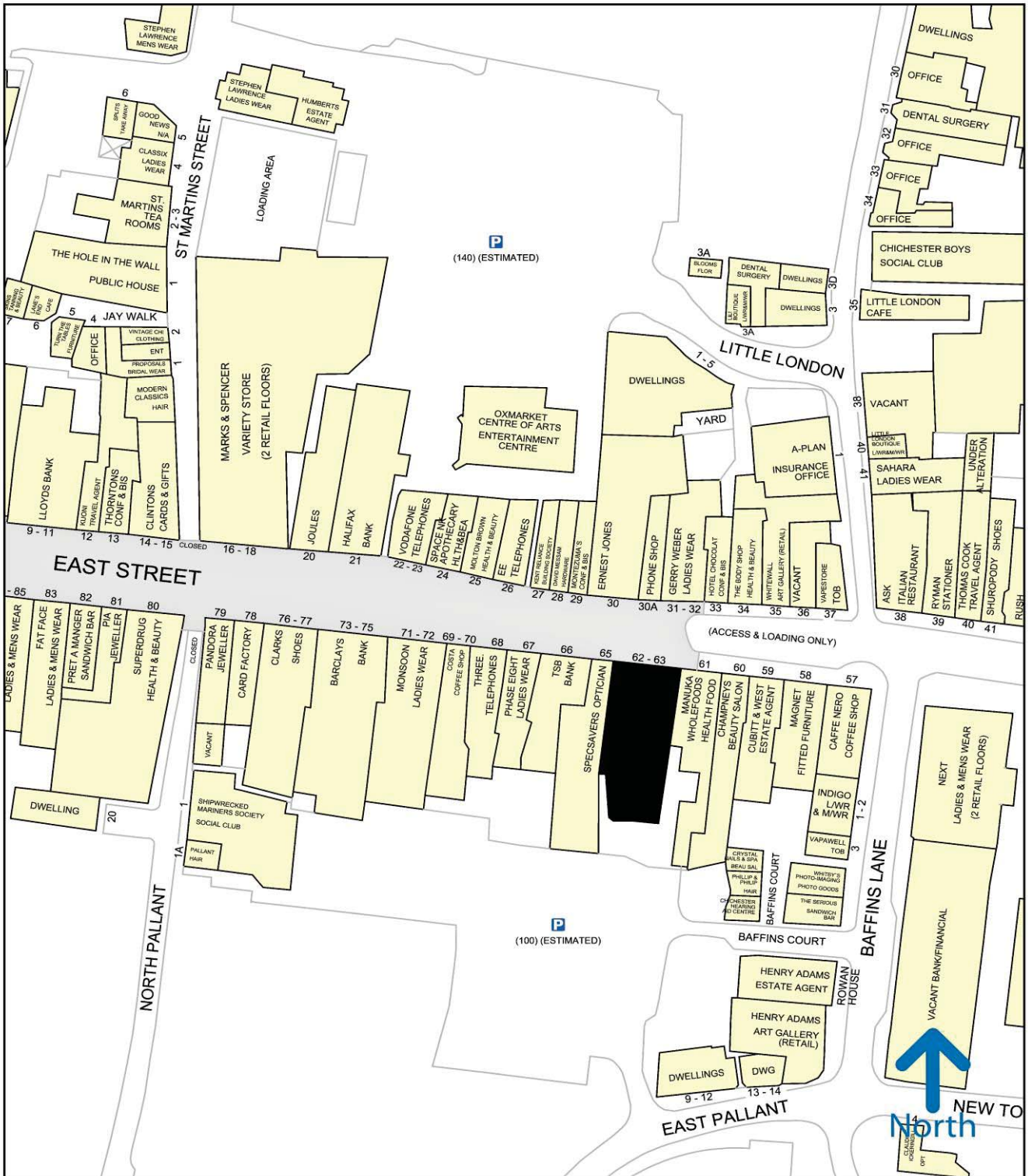
For further information or to arrange a viewing please contact the sole agents **Robinson Webster**.

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