

TO LET: Retail Premises



8 Crane Street, Chichester PO19 1LH

Description & Location

The Crane Street shopping parade is conveniently located off North Street in the historic city centre of Chichester in West Sussex.

Chichester is a charming and bustling city, attracting a broad demographic of shoppers from surrounding smaller towns and rural villages, along with tourist and visitors from a wide area. Weekly street markets bring individual craftspeople, traders selling delicious artisan foods and fresh essentials, home and garden accessories and clothing.

Shops in Crane Street provide an opportunity for small businesses to obtain affordable retail space in close proximity to the main streets and benefit from the footfall of national retailers, such as The White Company, Marks & Spencer, L'Occitane, Greggs and the West Cornwall Pasty Co. The unit totals 548 sq ft and is mainly open plan, with a store room, tea station and WC to the rear.

Use

The premises benefit from A1 Retail use. Alternative uses may be appropriate, subject to planning permission.

Terms

The unit is available to let by way of a new (effectively) full repairing and insuring lease of **£1,500 pcm exclusive** plus VAT. The lease will be contracted out of the provisions of the Landlord and Tenant Act 1954 Sections 24-28.

EPC

The premises have an EPC rating of D.

Rates

Rateable Value: £16,500
Rates Payable 2019/20: £7,911



www.chichester.gov.uk



estatesservice@chichester.gov.uk



01243 534632

Repairs & Maintenance

The tenant is to be responsible for all repairs other than those that are the subject to a service charge or recharge of the Council's costs of undertaking the work on a common basis.

Service Charge

The service charge is currently £500 per annum.

Outgoings

The lessee will be responsible for rates, utilities, reimbursement of the insurance costs (which will be invoiced to the tenant directly by the Council's Insurance Officer), insurance of contents and any other outgoing that may be applicable.

Rent Deposit / Guarantee

The Council will require a rent deposit as guarantee for the rent and tenant obligations.

Viewing

Prospective tenants wishing to be considered for a tenancy of this property should contact The Estates Service at:

Chichester District Council
East Pallant House, 1 East Pallant
Chichester, West Sussex, PO19 1TY

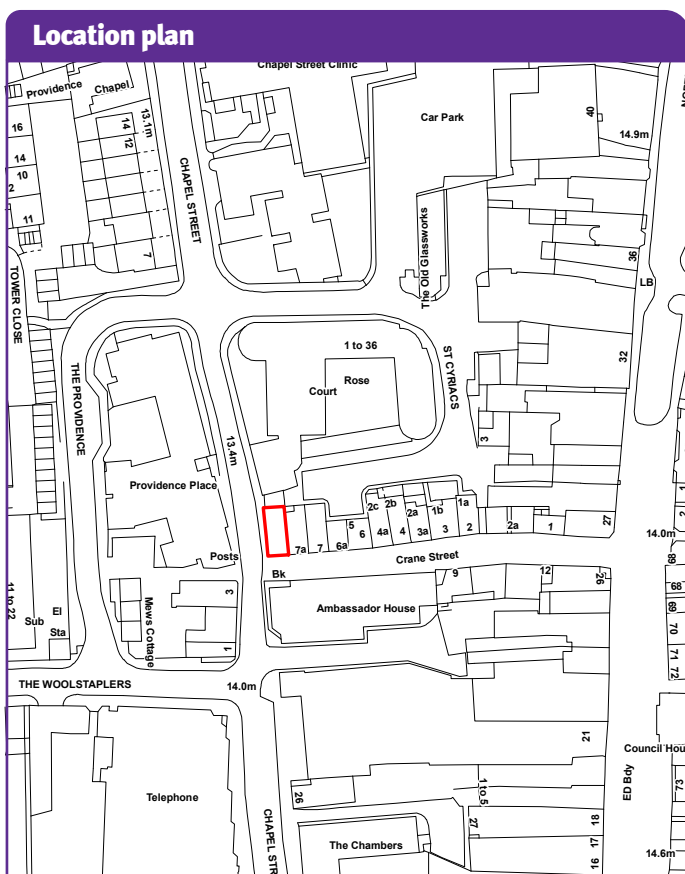
T: **01243 534632**

E: **estateservice@chichester.gov.uk**

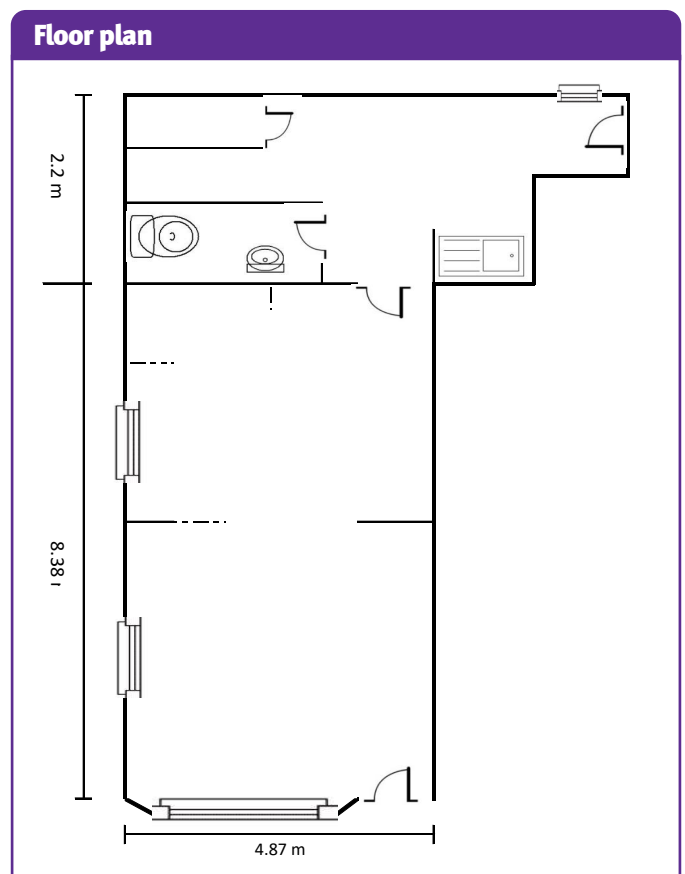
Viewing is by appointment only

Costs

Each party will bear their own costs in preparing the lease.



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Total floor area approx. 515qm/548sq ft.
Retail area approx. 405qm/430sq ft. **NOT TO SCALE.**

Internal photos



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