



**UNIT IN STATION FORECOURT
CHICHESTER RAILWAY STATION
SOUTHGATE, CHICHESTER, PO19 8D**

THEARCHCO.COM

/// rider.boil.grew

LOCATION

THE PREMISES ARE LOCATED DIRECTLY OPPOSITE CHICHESTER RAILWAY STATION.

Chichester is a Cathedral City and is located approximately 20 miles to the east of Portsmouth and 20 miles to the west of Worthing. Nearby occupiers include Wow Car Hire and The Foundry Public House.



DRIVE TIMES



DESCRIPTION

A STANDALONE RETAIL/OFFICE UNIT FORMERLY USED AS A HAIRDRESSING SALON OPPOSITE CHICHESTER RAILWAY STATION.

Internally the unit is largely open plan and is of flat roof construction. It benefits from a kitchen area, WC facilities and car parking.

ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
GROUND FLOOR	265	£10,000



SPECIFICATION



Excellent
location
and access



Mains
powered
electricity



Newly
refurbished



WC
facility



Kitchenette



Parking



Laminate
flooring

COSTS PER ANNUM

Rent	£10,000
Service Charge	£0
Insurance	£72.82
Business Rates	TBD

Indicative monthly costs: **£839**.

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the council.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent(s) SHW.

ALEX DENNING
+44 (0)1273 876218
adenning@shw.co.uk

THE CODE OF PRACTICE ON COMMERCIAL LEASES IN ENGLAND & WALES strongly recommends you seek professional advice before signing a business tenancy agreement.

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