



PRIME RETAIL UNIT TO LET

TERMS

Available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

EPC

The Energy Performance Certificate is available upon request.

RENT

£45,000 pax

RATEABLE VALUE

£26,440 (2023 assessment)

FLOOR AREAS

	SQ FT / SQ M	
Ground Floor Sales	795	73.89
Basement Storage	332	30.84
Total	1,127	104.73

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

SUBJECT TO VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



54 EAST STREET, CHICHESTER PO19 1JG

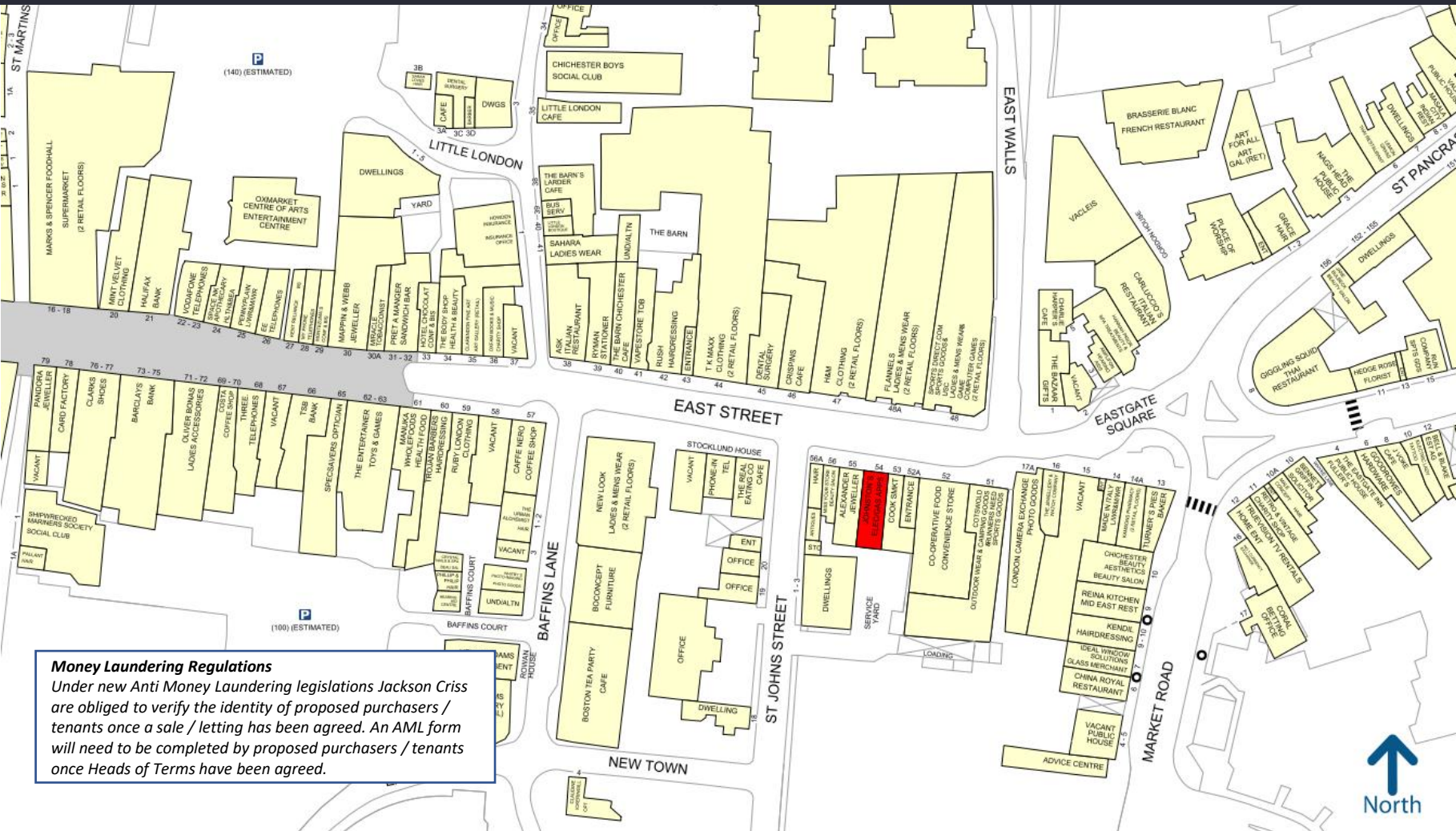
- Prime retail unit located in busy city centre location
- Other retailers in the immediate vicinity include Flannels, Cook, H&M, TK Maxx, Co-Op and Giggling Squid
- Suitable for a variety of uses, subject to planning

JACKSON CRISS

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PRIME RETAIL UNIT TO LET



Money Laundering Regulations
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

FLANNELS



JACKSON CRISS

VIEWING
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