

TO LET FULLY FITTED RESTAURANT/BAR OPPORTUNITY

THREE JOES

31-33 South St, Chichester, PO19 1EL



Key Highlights

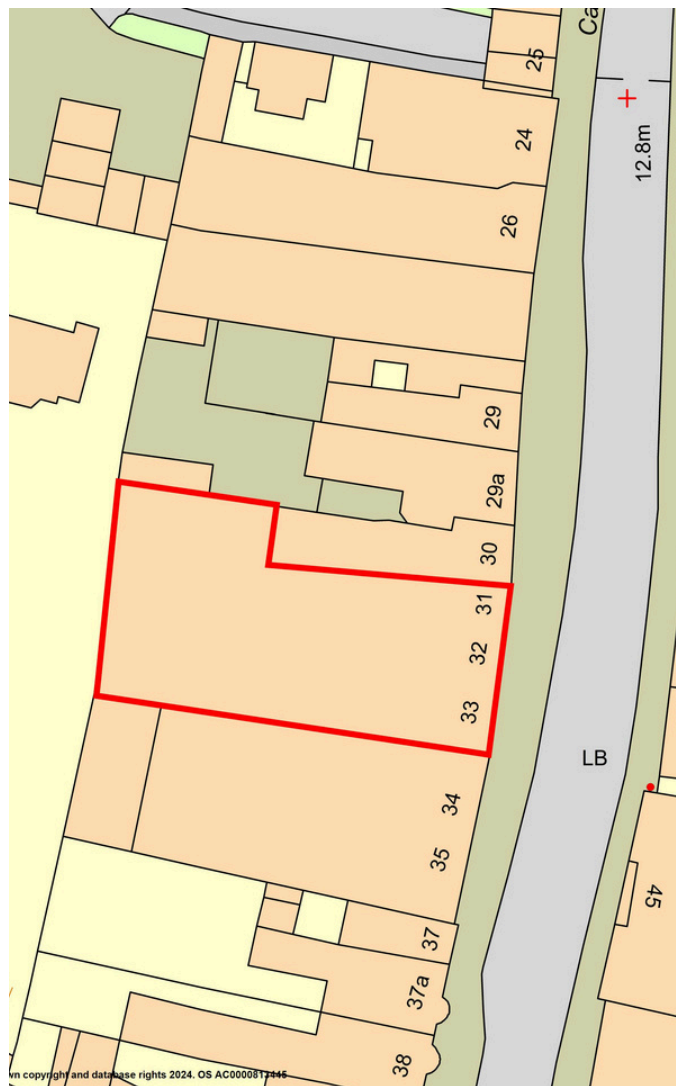
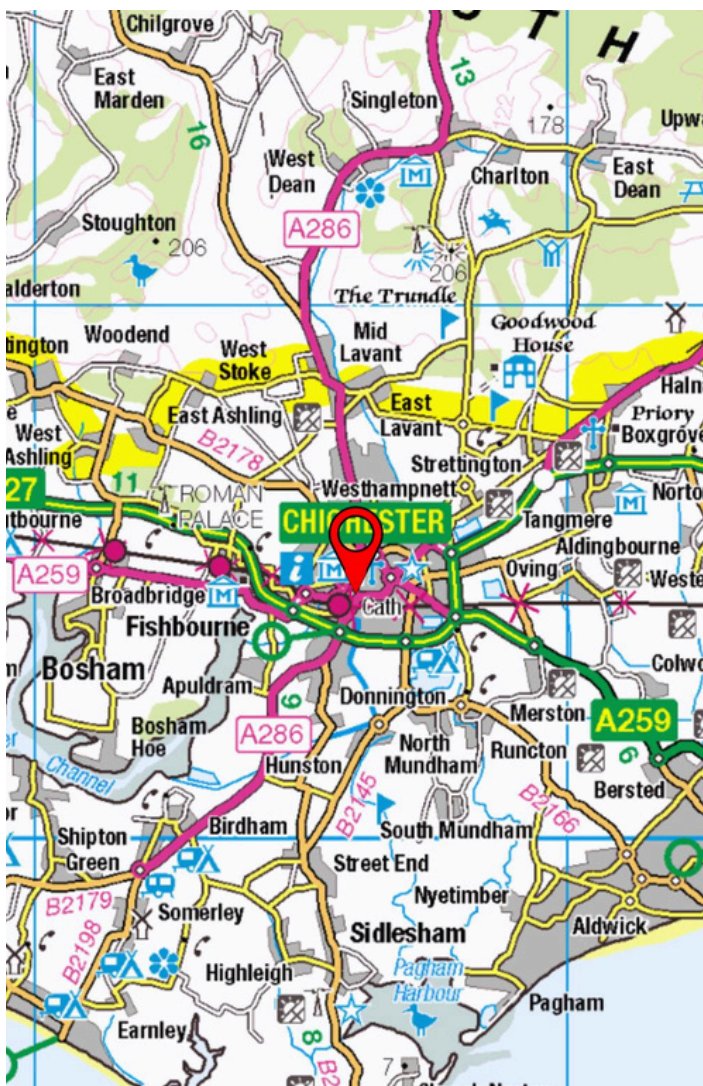
- Fully fitted food and beverage restaurant/ bar unit in Chichester City Centre
- Gross Internal Area 6,222 FT2 with approx. 2,809 FT2 customer space
- Seats up to 160 across tiered sections with 16 externally
- Located close to Wagamama, Pizza Express and numerous retail businesses
- Places of note include Chichester Cathedral and University of Chichester
- Lease available (assignment or new lease to be confirmed)

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Location

The property occupies a sought-after location in the cathedral city of Chichester on South Street, a well-known retail and eating and drinking area. Hospitality operators nearby include Wagamama, Pizza Express, with Tesco Express close by.

Description

A triple frontage mid terrace property of brick construction with glazed ground floor elevations with office space above under a pitched tile roof (office not included).

Internal Description

An open plan ground floor commercial restaurant space with features including an prominent bar servery to the front, pizza kitchen and multi-tiered dining areas. There are approximately 160 seated covers available throughout.

The interior has been professionally designed and finished to a high standard and is in turn-key condition. Ancillary space includes preparation kitchen, wash-up room, walk-in-fridge, office, staff room and cold-room. Located to the other side of the property are 2 x customer WCs, accessible WC and two large vaulted ceiling plant and storage rooms.

Below are approximate Gross Internal Areas:

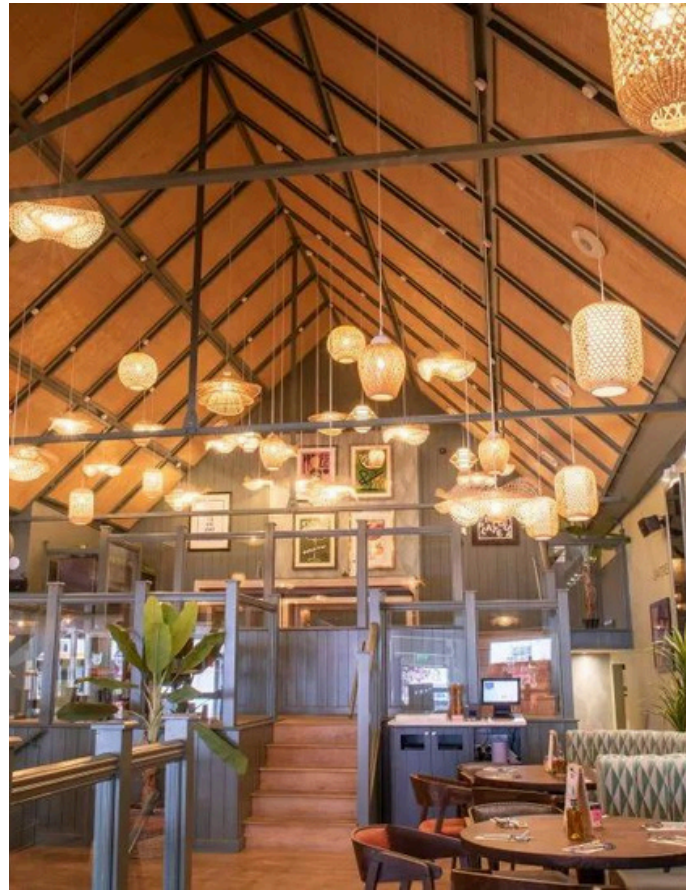
FLOOR	FT2	M2
Ground - Customer Area	2,809	261
Ground - Kitchen & Ancillary	1,970	183
Ground - Plant & Storage	1,432	133
TOTAL	6,211	577

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Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol until 23:00 hrs.

Tenure

Leasehold with an expiry 2041. The current passing rent is £90,000 per annum exclusive. Full details are available upon request.

Fixtures & Fittings

Fixtures and fittings can be included by way of a premium agreement and comprise loose tables, chairs, booth seating and an excellent wood fire pizza oven. Branded items will not be included.

Rateable Value

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £79,000. In England & Wales the Small Business Multiplier is £0.499 / Higher Multiplier is £0.512.

Please check with the VOA for the most up to date information on all rating matters.

Energy Performance Certificate

The property has an EPC Rating of A-25.

VAT

All figures quotes are exclusive of VAT.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all Purchasers (including Agents). Prospective tenants will need to provide proof of identity and residence.

Viewings

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the sole agent Savills. Under no circumstances should any direct approach be made to any of our clients staff.

Contact

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