



First Floor, Front Office Suite, 1 North Pallant,
Chichester, West Sussex. PO19 1TL

TO LET

WELL PRESENTED FIRST FLOOR FRONT OFFICE SUITE

845 sq ft (78.5 sq m)

Key Features:

- Located in the heart of Chichester City Centre
- Within a large well-presented Grade II listed building
- Short walk from Chichester railway station
- New IRI lease available
- Rent £12,645 per annum
- 100% small rate relief, subject to status





First Floor, Front Office Suite, 1 North Pallant,
Chichester, West Sussex. PO19 1TL

Location

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. North Pallant is located in the centre of Chichester, adjoining East Street to the north and running parallel to South Street to the West, benefitting from the local amenities Chichester has to offer. Chichester mainline station is 0.4 miles south, from where direct services to Portsmouth, Brighton, Gatwick Airport and London Victoria are available.

Description and Accommodation

The subject premises comprise of the first floor front office of an attractive Grade II Listed office building. The office is split into three rooms and benefits from good ceiling height, double height windows, excellent natural light, carpeting, gas central heating and entry phone system. Kitchenette and W/C facilities are shared within the building.

The accommodation has an approximate NIA of 845 sq ft (78.5 sq m)

EPC

An EPC is available.

Planning

We understand that the premises benefit from office and commercial uses within E Class (c) (i/ii/iii) (e) & (g) (i) Use Classes Order.

VAT

No VAT payable.



Terms

The property is available to let by way of a new internal repairing lease for a term to be agreed at a commencing rent of £12,645 per annum exclusive. A service charge will be payable and further information is available upon request.

Business Rates

Rateable Value (2023): £11,000

The occupier may be entitled to 100% Small Business Rate relief.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Noah Minchell

n.minchell@flude.com

01243 217302

www.flude.com

Mark Minchell

m.minchell@flude.com

01243929136



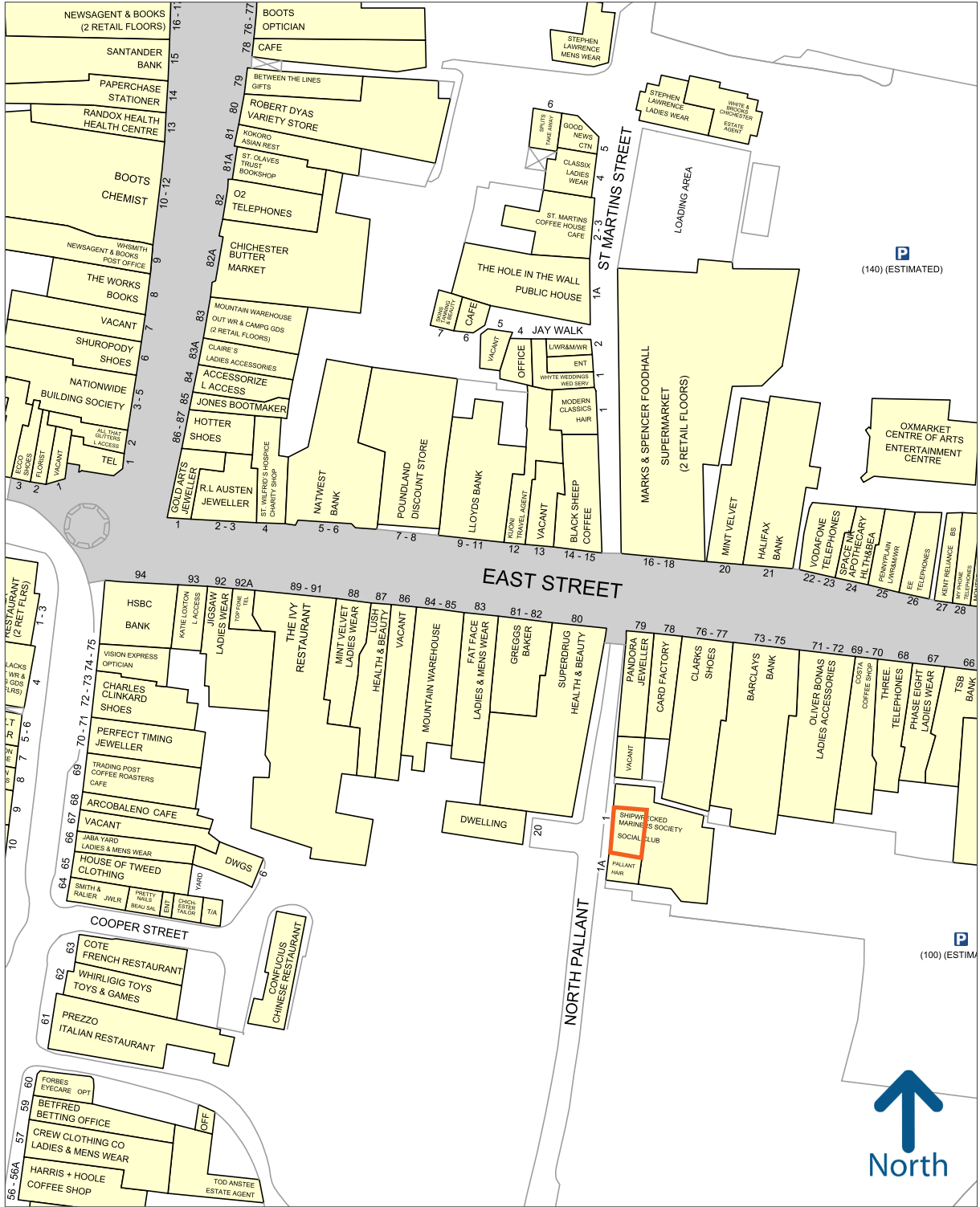
May 2024





First Floor, Front Office Suite, 1 North Pallant,
Chichester, West Sussex. PO19 1TL

GOAD Map



50 metres
Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885



Experian Goad Plan Created: 10/05/2024
Created By: Flude Property Consultants

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

For identification purposes only