



161 Orchard Street, Chichester - PO19 1DH
£12,000 per annum



STRIDE & SON

161 Orchard Street

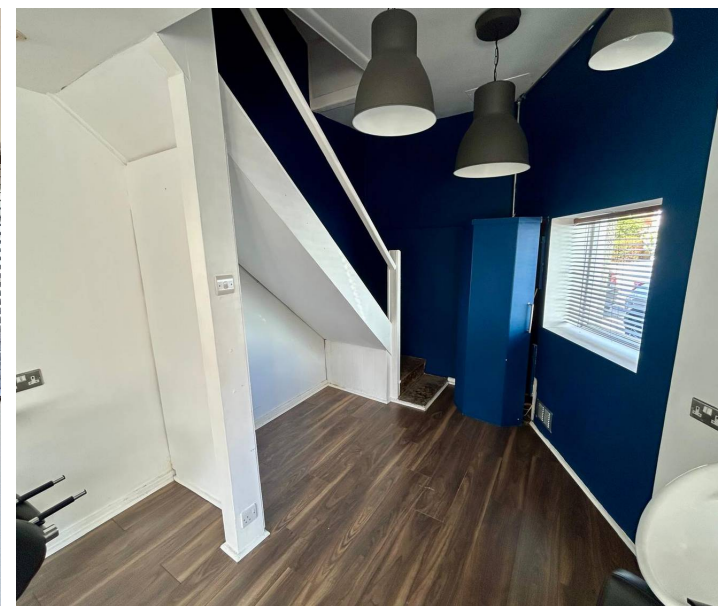
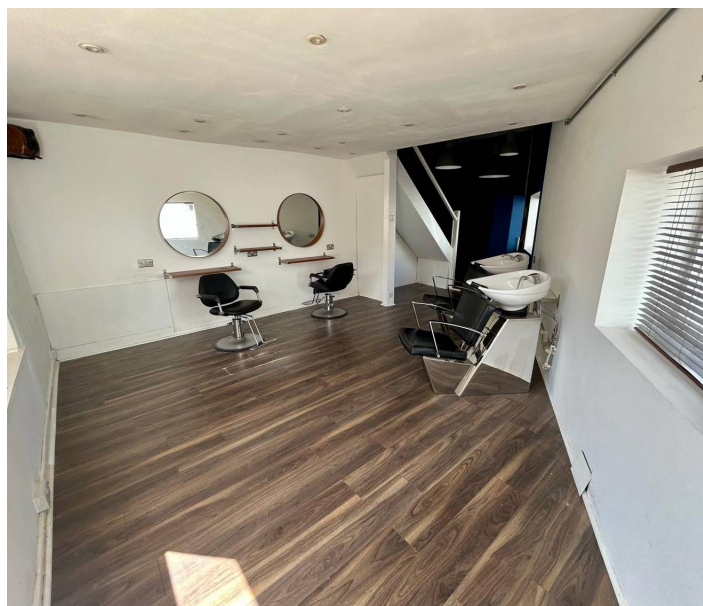
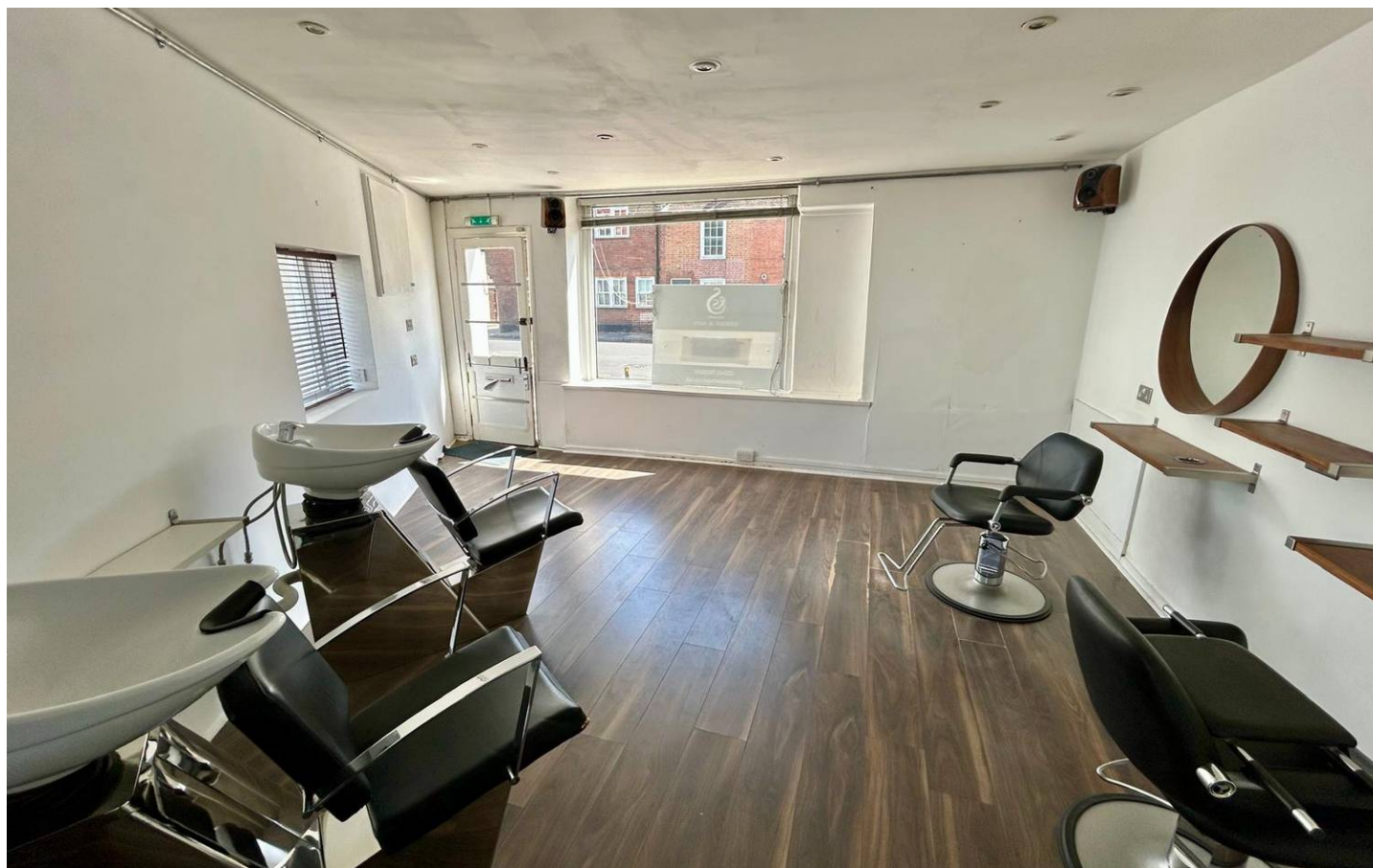
Chichester

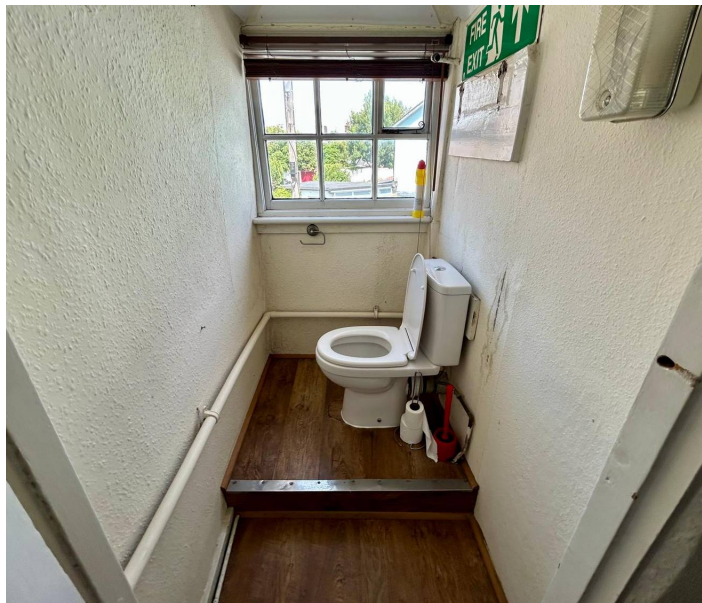
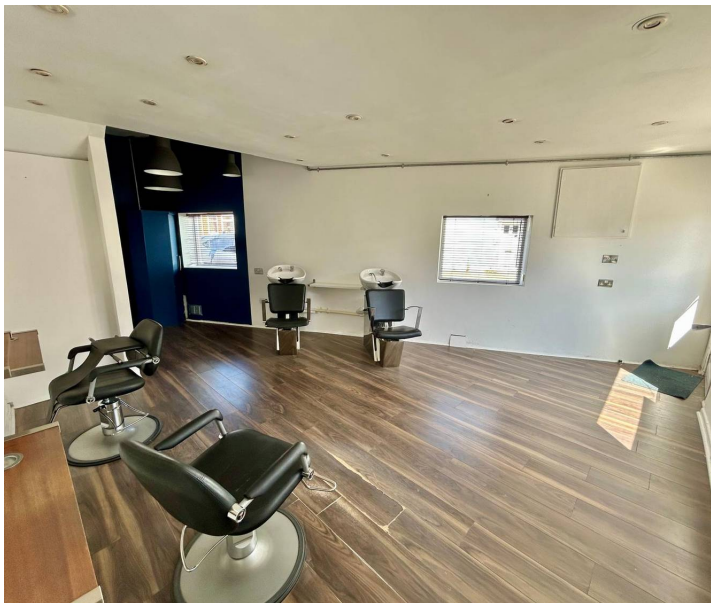
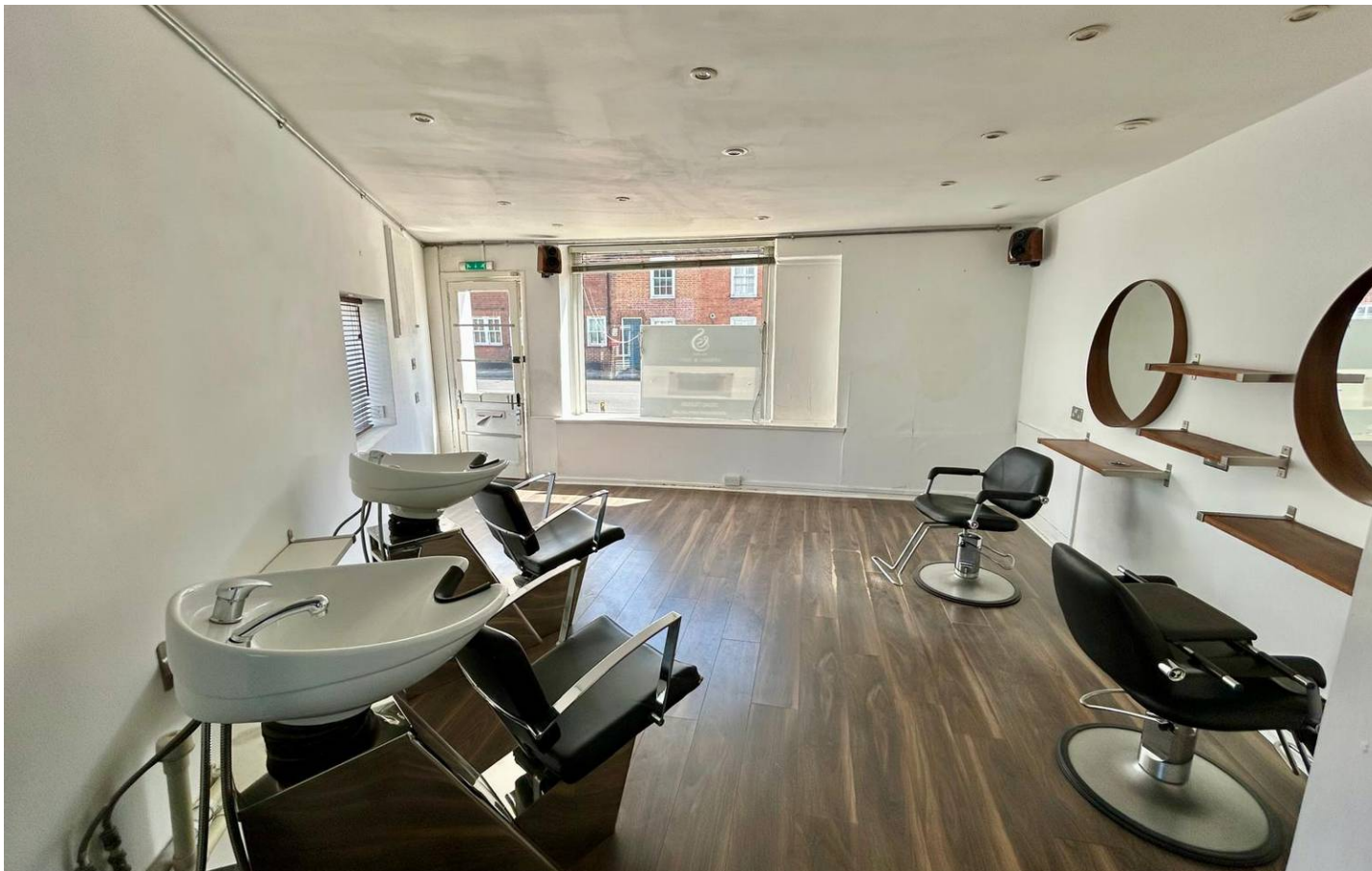
A well-presented, self-contained Class E commercial premises occupying a prominent corner position within easy walking distance of Chichester city centre. The property benefits from a highly visible glazed frontage, one allocated parking space and is currently fitted as a hairdressing salon.

Arranged over ground and first floors, the accommodation has most recently traded as a successful hairdressing salon and is offered with an existing salon fit-out, enabling an incoming occupier to commence trading with minimal initial expenditure. The ground floor comprises a bright and spacious open-plan retail area fitted with two styling stations, complete with mirrors and shelving, together with two backwash shampoo stations. To the rear is a useful ancillary area incorporating an electric hot water system and staircase leading to the first floor.

The first floor provides valuable ancillary accommodation suitable for storage, office or staff use, together with a separate WC.

Whilst currently configured as a hairdressing salon, the premises would be suitable for a variety of commercial uses falling within **Use Class E (Commercial, Business and Service)**, subject to the necessary statutory consents.





Accommodation/Lease Terms

TO LET

Class E Commercial Premises

161 Orchard Street, Chichester, West Sussex, PO19 3BD

Rent: £12,000 per annum exclusive

**Suitable for a variety of commercial uses
(subject to the necessary statutory consents).**

Accommodation

The accommodation comprises:

Ground Floor

- Open-plan commercial/salon area
- Two styling stations
- Two backwash shampoo stations
- Ancillary area

First Floor

- Ancillary room suitable for storage, office or staff use
- Separate WC

Outside

- One allocated parking space

Approximate Net Internal Floor Area: **33sqm**



Planning

The property is understood to benefit from **Use Class E (Commercial, Business and Service)** under the Town and Country Planning (Use Classes) Order (as amended). The premises are considered suitable for a variety of commercial uses within this use class, subject to any necessary statutory consents.

Services

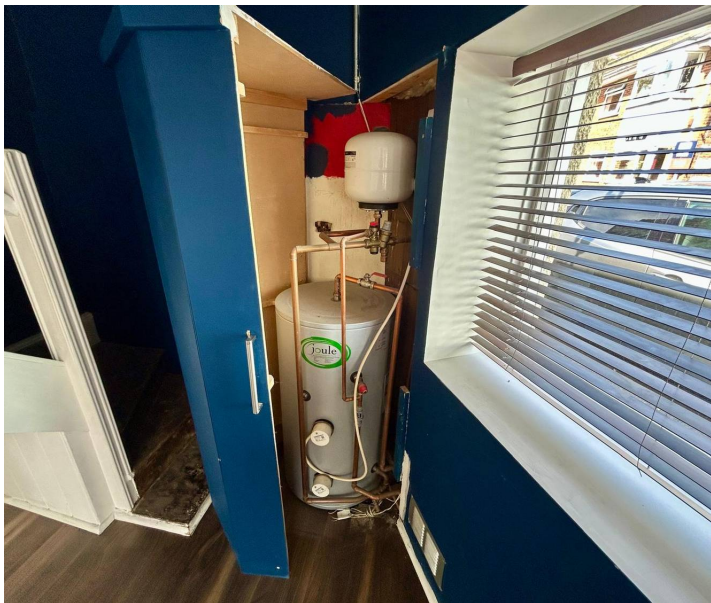
We understand the property benefits from mains electricity, mains water and drainage, together with an electric hot water system. There is no mains gas connected. None of the services or installations have been tested by the letting agents.

Lease

The property is available by way of a **new lease**, for a term to be agreed, at a rent of:

£12,000 per annum exclusive.

The tenant will be responsible for keeping the interior of the premises in good repair and condition throughout the term of the lease.





Business Rates

Interested parties should make their own enquiries with Chichester District Council regarding the current Rateable Value and Business Rates liability. Small Business Rates Relief may be available to qualifying occupiers.

EPC

An Energy Performance Certificate has been commissioned and will be available shortly.

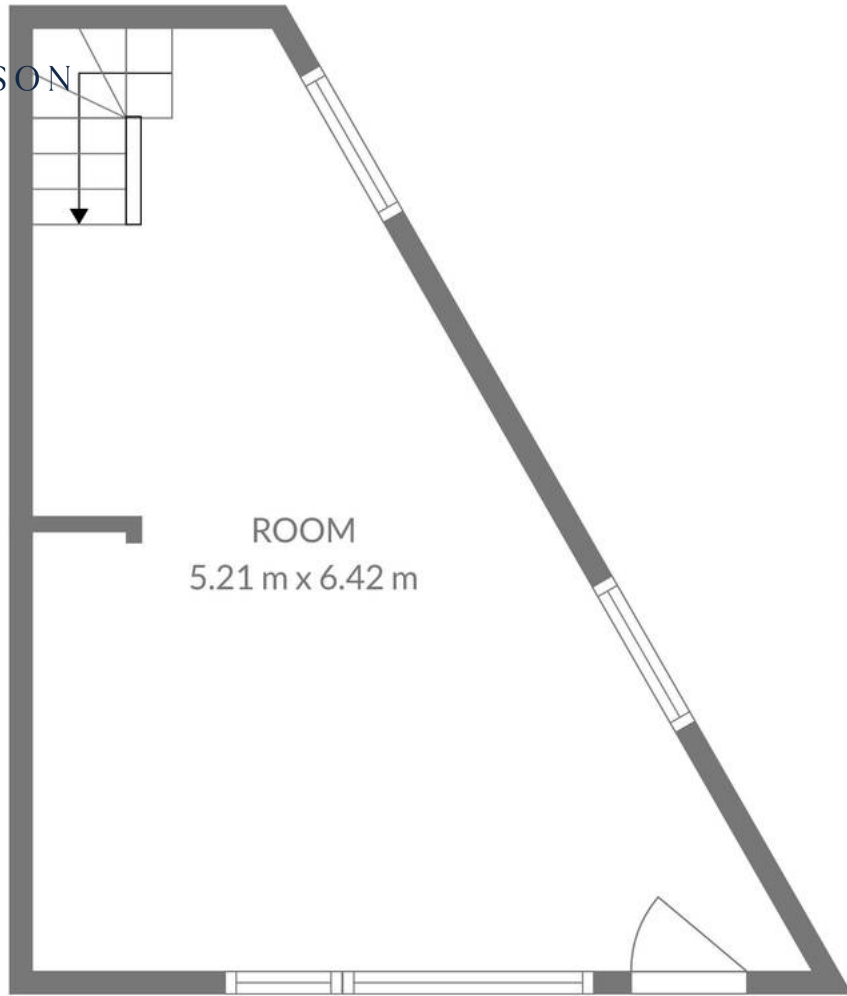
Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

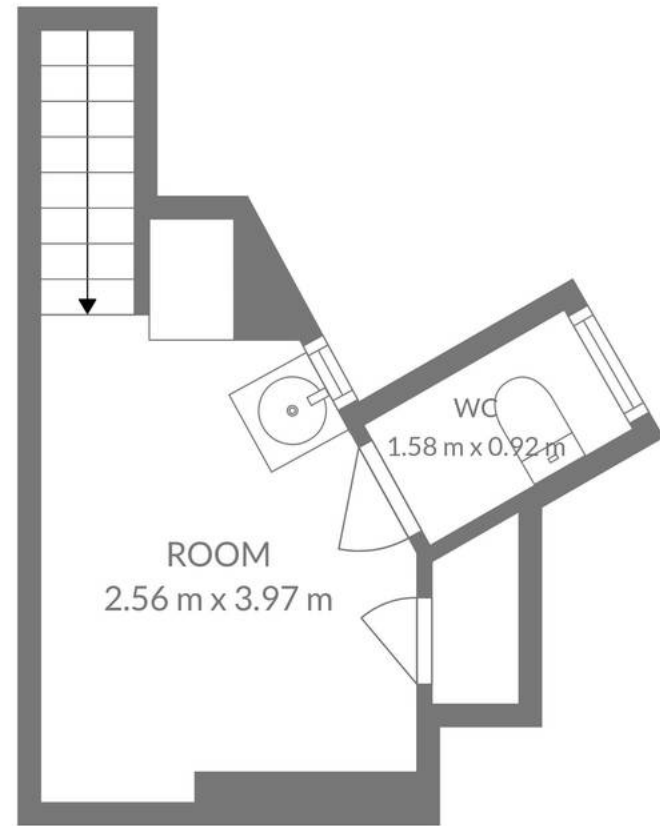




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Ground floor



1st floor

TOTAL: 33 m²

Ground floor: 22 m², 1st floor: 11 m²

EXCLUDED AREAS: LOW CEILING: 1 m², WALLS: 7 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Stride & Son

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This brochure is for guidance only and does not form part of any contract. While every effort is made to ensure accuracy, measurements, descriptions and details are approximate. Interested parties should carry out their own checks and inspections before making any decisions. Fixtures, fittings and appliances have not been tested and no warranty is given on their condition.

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