

# Shop To Let

Chichester  
19/22 Southgate

Subject to Vacant Possession

## Location

Known for its rich Roman heritage, the city is home to the impressive Chichester Cathedral, which dates back to the 11th century. Chichester boasts a vibrant arts scene, with the renowned Chichester Festival Theatre and numerous galleries. With its charming streets, boutique shops, and cafes, Chichester offers a perfect blend of culture, history, and modern amenities.

Southgate is a busy road located in close proximity to Chichester Cathedral and the city centre which is home to occupiers such as The Ivy, Waterstones, Cote, Wagamama, Boots, The White Company and more. An extract of the street plan has been attached, which the property is highlighted.

## Accommodation

The premises is arranged over ground floor and First Floor Storage, comprising the following approximate net internal floor areas:

Ground Floor	376 Sq M	4,047 Sq Ft
First Floor Storage	250 Sq M	2,695 Sq Ft

Rear servicing and multiple car parks in close proximity.

## Rent

Quoting £75,000 per annum exclusive.



## Terms

The unit is available by way of new FRI leases, on terms to be agreed, subject to upward only rent reviews at every 5th year.

## Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value	£59,000
UBR (2024/25)	0.546
Rates Payable	£32,214

Interested parties are advised to make their own enquiries with the Local Authorities.

## Legal Costs

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

## EPC Rating

Available upon request.

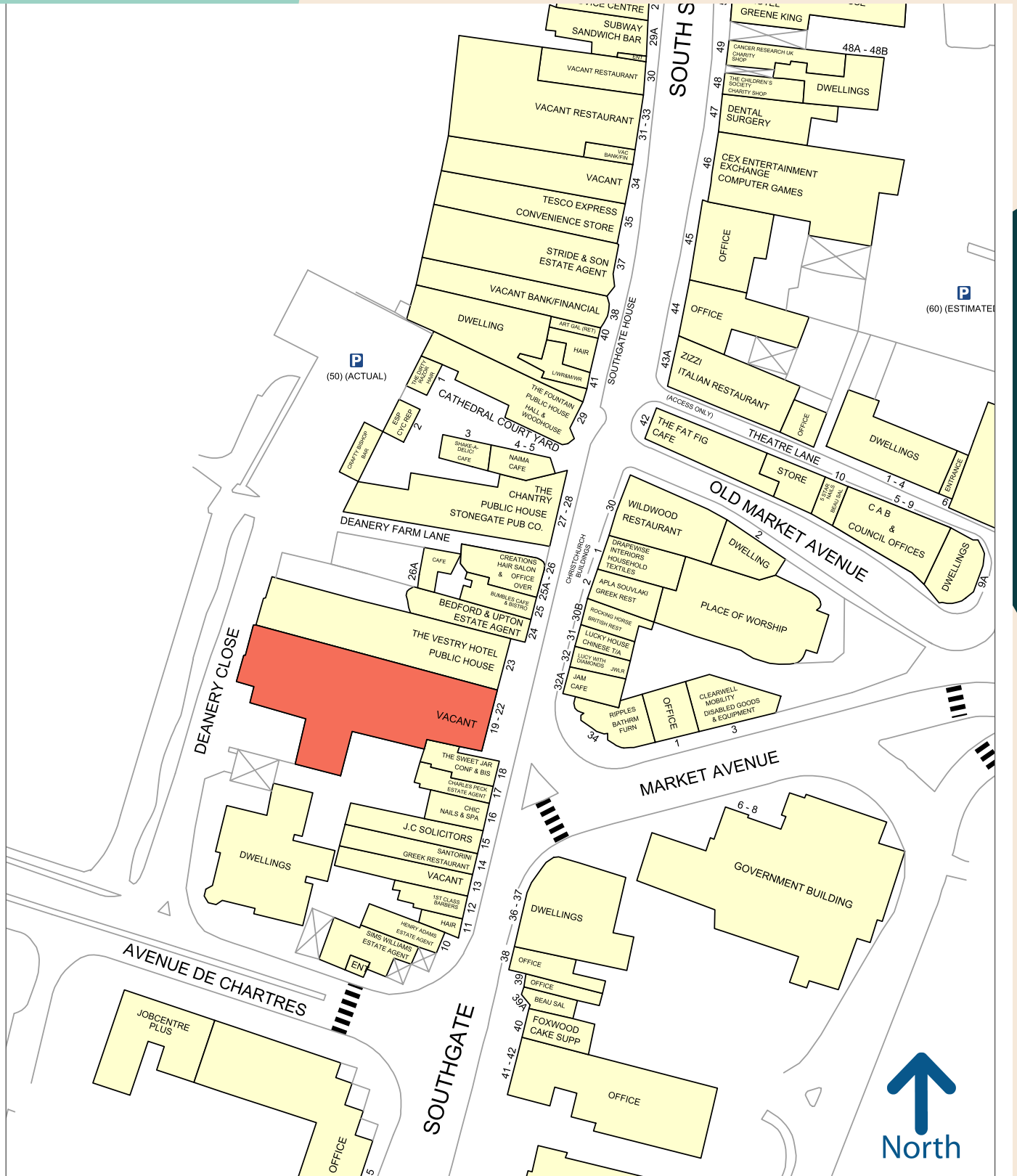
## Viewing

All viewings are strictly by prior appointment. Subject to contract.  
For further information or arrangements to inspect please contact:

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For more information contact:

**0208 076 6666**

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Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.