

# Licensed Leisure



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To Let

**Guide Rent £30,000 per annum**

Final Unit of 87 sq m (941 sq ft)

The Square

St Pancras, New Park Road, Chichester, PO19 1HQ



Units already let to:-



**Savills Southampton**

Brunswick Place, Southampton, SO15 2AP

[kmarsh@savills.com](mailto:kmarsh@savills.com) or [abullas@savills.com](mailto:abullas@savills.com)

**023 8071 3900**

**Cluttons**

14 West Pallant, Chichester,  
West Sussex, PO19 1T

[Louise.Bacon@cluttons.com](mailto:Louise.Bacon@cluttons.com)

**01243 532 222**

## Retail Unit To Let

The Square, St Pancras, New Park Road,  
Chichester, PO19 1HQ

London	81 miles (130 kms)
Portsmouth	18 miles (29 kms)
Southampton	30 miles (49 kms)
Winchester	42 miles (68 kms)

- Final unit of 87 sq m (941 sq ft)
- Busy City Centre Location
- Adjacent Carluccio's, Brasserie Blanc, Cook and Art For All

### Situation

Chichester is located in the county of West Sussex. Nearby towns include Portsmouth (18 miles), Worthing (20 miles) and Farnham (30 miles). Road communications are good with the A27, A24 and A326 providing access to the A3(M), M27 and M23. Rail services to London Victoria are available in approximately 1 hour 48 minutes.

The unit forms part of a larger development of The Square, which has an excellent position in Chichester City centre. The commercial units front a courtyard adjacent to St Pancras Church.

### Description

The mixed use phase of the development is now complete. It comprises 5 ground floor units including 2 restaurants, all with residential apartments above. This unit is situated fronting the courtyard between Cook and Carluccio's.

The unit has the benefit of full height fenestration, delivered in a shell and core condition with capped services.

### Accommodation

We understand the floor areas measured on a Gross Internal basis to be as follows:-

- Unit 2      G.I.A      87 sq m (941 sq ft)

### Tenure

To Let. The unit is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

### Rating

The Rateable Value will be assessed upon completion of the development. The National Multiplier for England and Wales for 2011/12 is £0.433.

### Guide Rent

£30,000 per annum.

### Specification

The unit will be delivered in a shell and core condition with capped services.

### Viewing

For a formal viewing, strictly by appointment with Savills or Cluttons.

Savills – 023 8071 3900

Kevin Marsh  
Adam Bullas

Cluttons – 012 4353 2222

Sean Kauffmann  
Louise Bacon

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### Subject to Contract

