



Unit D7 Chichester Marina
Chichester, West Sussex. PO20 7EJ

TO LET

OPEN PLAN, FIRST FLOOR FORMER RETAIL PREMISES

3,823 sq ft (355.15 sq m)

Key Features:

- Air conditioning
- Laminate flooring
- May suit a variety of uses (stnpc)
- Vaulted ceiling
- On site parking for 10 vehicles
- Stunning waterside location
- Kitchenette
- Ground floor entrance lobby





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Location

Chichester Marina is located in Birdham surrounded by picturesque countryside, adjoining the Fishbourne canal and situated approximately 3.5 miles south of Chichester, off of the A236 Birdham road. The A27 major trunk road is 3 miles to the north and adjoins the M27 to the West, also providing access to Brighton & the A23 to the East.

Chichester Marina is a modern and well-equipped marina with over 1,000 berths, making it one of the largest marinas on the south coast of England. The Marina has excellent facilities for boat owners and visitors, including boat repairs and maintenance, fuel, water and electricity hookups. Further to this the Marina also boasts a restaurant, cafe overlooking the water along with an array of marine businesses, yacht club and sailing school.

Accommodation

The unit comprises of a substantial open plan former retail premises at first floor level, which may suit a variety of uses (stpc). The premises are accessed via a ground floor lobby and benefit from laminate flooring, air conditioning (untested), double glazed windows, kitchenette and ample power points. Limited head height storage is also available on either side of the premises.

The accommodation has the following approximate floor areas (NIA):

Unit D7	Sq Ft	Sq M
Sales	3,699 sq ft	343.65 sq m
Total	3.699 sq ft	343.65 sq m

Eaves storage totalling 254.6 sqm (2,740 sq ft)

EPC

We understand the property has an EPC rating of B(27).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Planning historically has been restricted to marine related uses, which remains in place however, further information is available regarding potential alternative uses.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £35,000 per annum exclusive.

A service charge will be payable, which contributes to communal estate maintenance and building insurance which is currently passing at £12,574.39 per annum (approx £3.39psf).

Business Rates

Rateable Value (2023): £30,500

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



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Restricted height storage

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:

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September 2023

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