



Unit A6, Chichester Marina
Chichester, West Sussex PO20 7EJ

TO LET

OFFICE/ WORKSHOP / TRADE COUNTER UNIT WATERSIDE LOCATION

Total size - 965 sq ft (89.65 sq m)

Key Features:

- Refurbished throughout
- Partial business rates relief available - subject to tenant status
- Three phase 32 amp electric supply
- LED lighting
- Manual up & over roller shutter door
- Office/Trade counter
- On site parking
- Waterside location
- Glazed pedestrian entrance
- Marine related uses only
- Rent £11,100 pax





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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 and 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 and café overlooking the water, along with an array of marine businesses, yacht club and sailing school.

Accommodation

The unit comprises of a trade counter unit formed over ground and first floor levels. The ground floor is accessed via an up and over roller shutter door to the rear and pedestrian entrance to the front. The workshop and trade counter / office element is currently separated by a partition wall, which could be removed to provide additional workshop space if required. The unit is well presented, having been redecorated throughout and benefits from carpeting, suspended ceilings with inset lighting, electric heating and perimeter trunking.

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

| Description | Sq ft | Sq m |
|------------------|------------|--------------|
| Sales | 320 | 29.71 |
| Workshop | 645 | 59.96 |
| Total GIA | 965 | 89.67 |

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.

December 2024

EPC

We understand the property has an EPC rating of B (30).

Planning

We understand that the premises benefit from Class B1/ B8 'Commercial Business and Service' use within the Use Classes Order 2020. Now Egiii / B8.

Planning on this unit is restricted to marine uses only thus businesses must operate within, or have a connection to this sector.

Unit A2, which is 2,168 sq ft and is currently available, has the benefit of no marine restrictions, if occupiers require larger accommodation.

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 £11,100 per annum exclusive.

A rental deposit of 3 months will be required.

Service charge reviewed annually, aligned to the actual cost apportionment with the current service charge passing at £2,780 per annum.

Business Rates

Rateable Value (2023): £13,000

As the rateable value falls between £12,000 & £15,000, it's possible occupiers may be eligible for approximately 60% small business rates relief.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

VAT

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

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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