



**1<sup>st</sup> FLOOR, WYMAN HOUSE, SHOPWHYKE ROAD, CHICHESTER, WEST SUSSEX, PO20 2AA**

- **FIRST FLOOR OFFICE BUILDING TO LET WITH PARKING**
- **EXCELLENT ACCESS TO A27**
- **745 SQ FT (69.21 m<sup>2</sup>)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The Cathedral City of Chichester is a historic and thriving administrative centre for West Sussex.

The city has excellent road communications, being situated on the A27 dual carriageway which runs east to Worthing and Brighton and west to Portsmouth and Southampton.

## Description

The property is well located with excellent access to the A27. It has the following amenities:

- Well managed and established trading estate
- Flexible lease structure
- On site parking
- Carpeting throughout
- Kitchen area, WC and storage area

## Floor Areas

We have measured and calculate the accommodation to have the following approximate net internal floor areas:

	Sq m	Sq ft
Office 1	34.8 sq m	374 sq ft
Office 2	16.4 sq m	177 sq ft
Office 3	11.3 sq m	122 sq ft
Store	6.7 sq m	6.7 sq ft
<b>Total</b>	<b>67.2 sq m</b>	<b>745 sq ft</b>

## 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 £8,950 per annum exclusive

## EPC Rating

The premises has a rating of D (93).

## VAT

VAT will not be chargeable on the rent.

## 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. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Business Rates

**Small business rates relief available.**

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £7,700  
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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