



**AMBASSADOR HOUSE,  
CRANE STREET,  
CHICHESTER  
PO19 1LL**

## LOCATION

The premises are prominently positioned on the corner of the pedestrianised Crane Street and Chapel Street. Crane Street links through to North Street, where Marks and Spencer, Laura Ashley and Wallis are represented.

The premises benefit from servicing to the rear of the property.

## ACCOMMODATION

The premises comprise a purpose built ground floor retail unit designed over ground floor level, comprising the following approximate internal floor area:-

Ground Floor:	195 sq m	(2,100 sq ft)
---------------	----------	---------------

## TENURE

The premises are available to let on a new lease on terms to be agreed.

## RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £58,500

UBR (2016/17): 49.7p

Rates Payable: £29,074

*Interested Parties are advised to make their own enquiries in regard to the rates.*

## VIEWING

Please contact the SMART 4 office for further information or to arrange an inspection.

**EPC AVAILABLE ON REQUEST**

**January 2014**

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

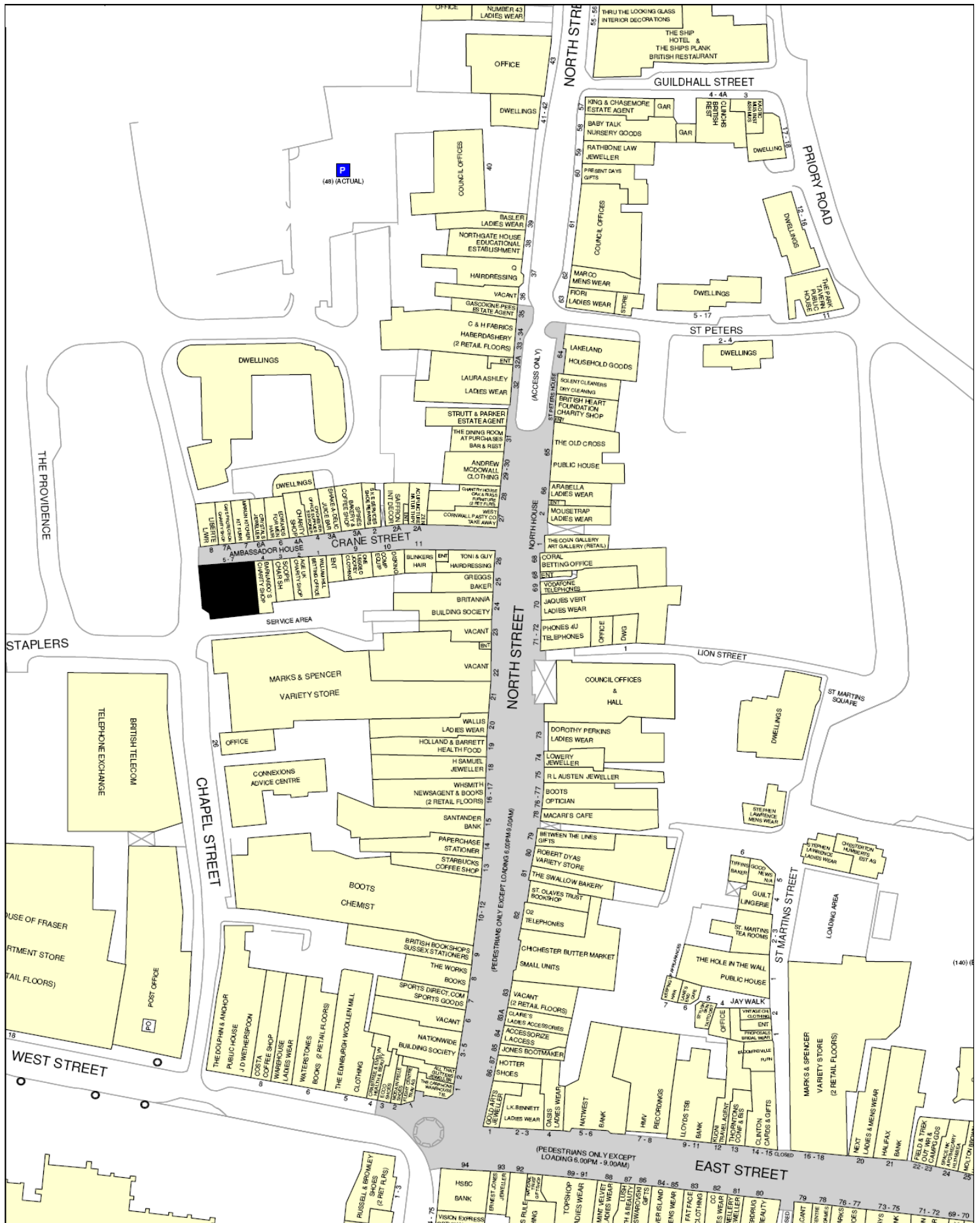


For further details:

**020 7569 9900**

**www.SMART-4.co.uk**

# AMBASSADOR HOUSE, CRANE STREET, CHICHESTER, PO10 1LL



For further details:

020 7569 9900

www.SMART-4.co.uk