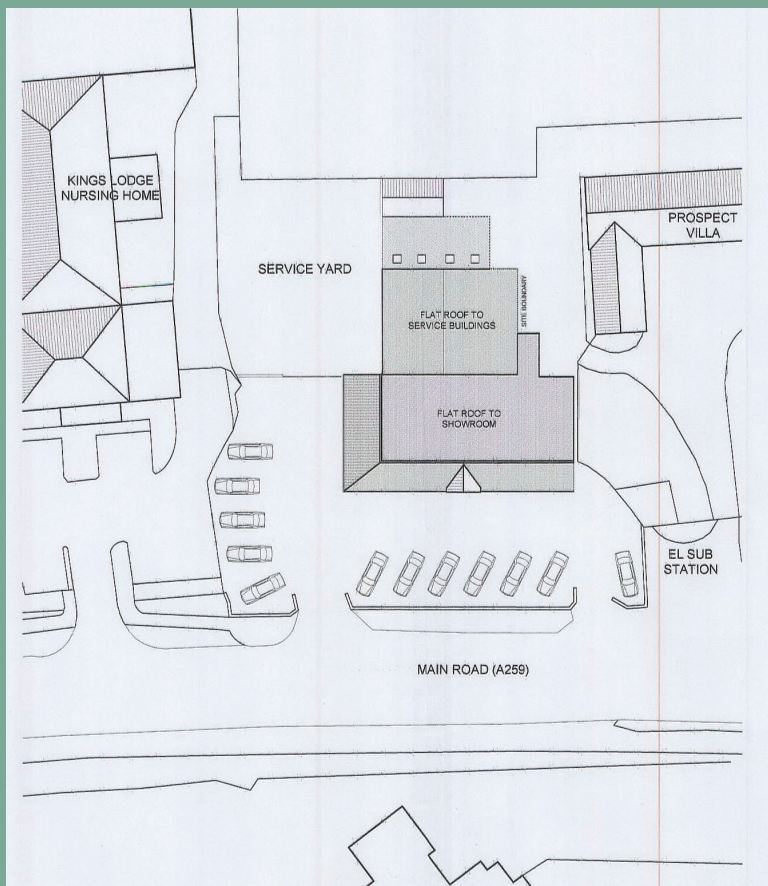
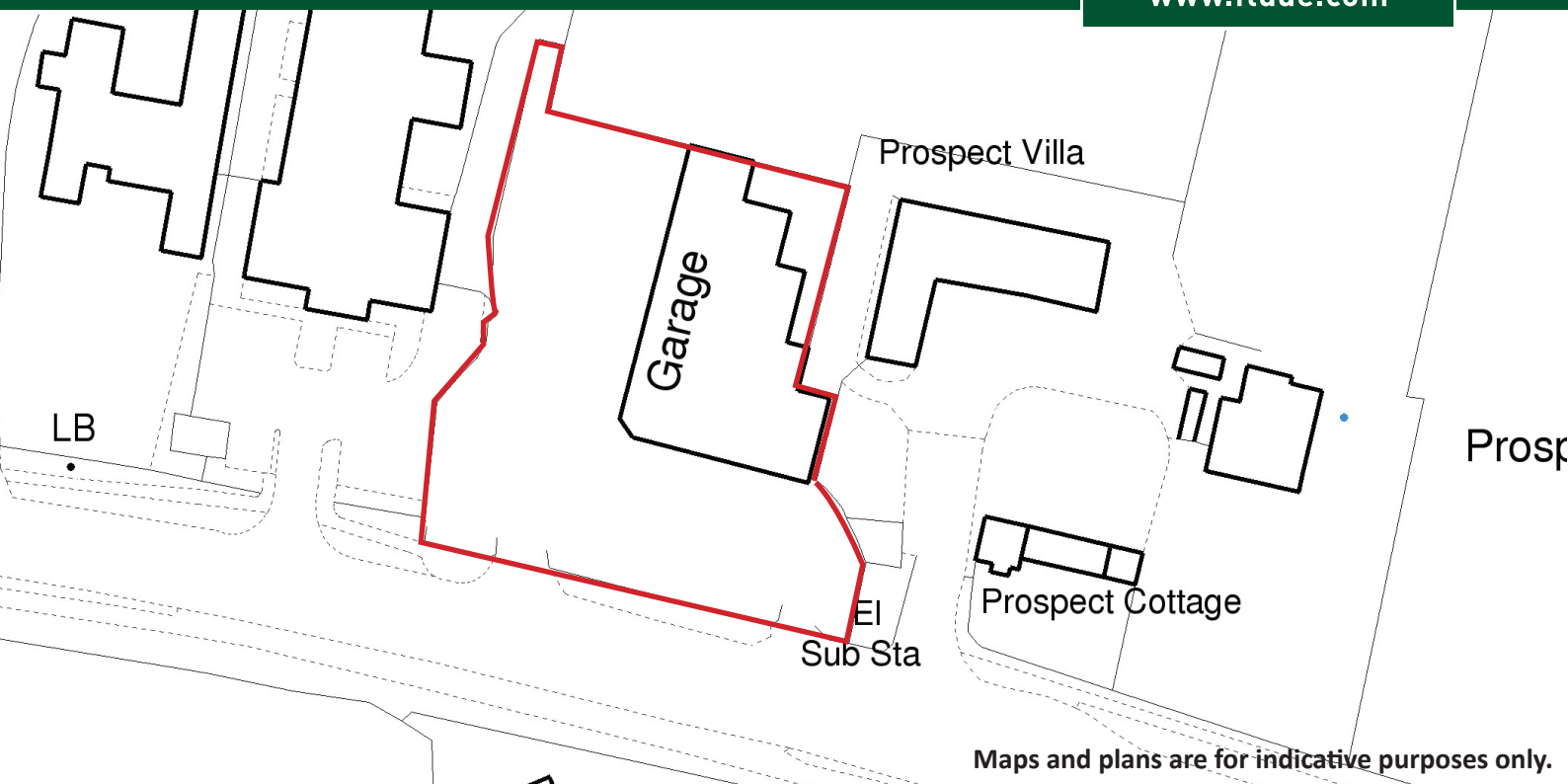


Ronic House, Main Road, Chichester PO18 8PN



Leasehold/ Virtual Freehold

■ Car Dealership

Size 480.50 sq m (5,172 sq ft)

■ Key Features

- Confidential available, staff unaware
- Car dealership with main road frontage
- Parking for 38 cars
- Leasehold with vacant possession
- Rent/price on application

Accommodation

The property is located on Main Road (A259) between Chichester (4.2 miles) and Emsworth (3.3 miles). The accommodation comprises a single storey car showroom and workshop totalling 480.50 sq m (5,172 sq ft). Externally there are approximately 38 spaces.

EPC

E Rated with 107 score.

Terms

We have been instructed to market the leasehold interest with vacant possession. Rent on application.

Consideration would be given to selling the long leasehold (125 years). Price on application.

VAT

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

Planning

We understand that the premises benefit from a Sui Generis use within the Use Classes Order 1987 (as amended).

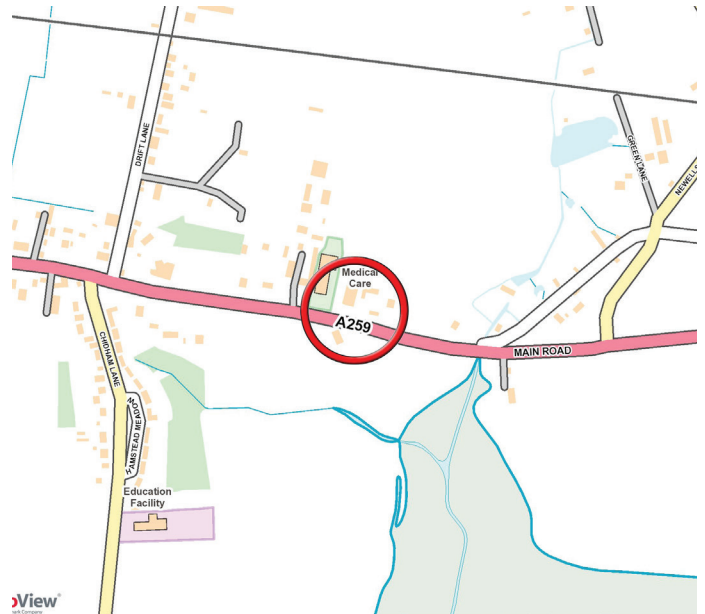
A planning application may be required for a change of use to B1(a) Office, B1(c)/B2/B8 Industrial/Warehouse.

Business Rates

Rateable Value (2017): £61,500.

Legal Fees

Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact the sole agents Flude Commercial:

Ellis Sims
e.sims@flude.com
01243 929141

Sebastian Martin
s.martin@flude.com
01243 929135



Flude Commercial 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 Commercial 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.

19 December 2017