



Double Fronted Shop – To Let  
Affluent Market Town



## LOCATION

Midhurst is an affluent market town in West Sussex, situated c. 11 miles north of Chichester and c. 20 miles south of Guildford. The town benefits from excellent regional road communications, located a little under 10 miles from both the A3 and A27.

The property occupies a prominent trading position at the southern end of North Street, close to its junction with Knockhundred Row, and is within a short walking distance of North Street public car park (168 spaces). North Street also benefits from ample on-street parking, free for 1 hour no return, with parking spaces located immediately adjacent to the property.

North Street comprises a diverse mix of well-regarded national and independent retailers and leisure operators, whilst notable retailers within the immediate vicinity include **Boots, St Wilfrid's Hospice, Between the Lines, Age UK, Tesco Express, Hays Travel, Co-op Funeralcare and Cancer Research.**

## ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and net internal floor area:-

Gross Frontage	7.62 m	25 ft 0 ins
Internal Width (max)	9.85 m	32 ft 4 ins
Shop Depth	15.67 m	51 ft 5 ins
Built Depth	18.64 m	61 ft 2 ins
Ground Floor Sales	121.70 sq m	1,310 sq ft
Ground Floor Store	19.05 sq m	205 sq ft
<b>Total NIA</b>	<b>140.75 sq m</b>	<b>1,515 sq ft</b>

The property benefits from rear access via June Lane.

## TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£28,000 per annum**, subject to a mid-term upward only rent review.

## RATES

Current Rateable Value	£20,000
Rate in the £ (2023/24)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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