

STRIDE & SON

ESTATE AGENTS . AUCTIONEERS
VALUERS & SURVEYORS

Viewing By Appointment

**16a Market Road
Chichester
West Sussex
PO19 1JW**



Situated in the city's busy Eastgate Square at the end of East Street, a 1st floor purpose built commercial unit. The property has recently been used as a hairdressers and offices and is within a short distance of the city's largest central carpark and the pedestrianised shopping precinct. The unit has a separate entrance from Market Road with entrance hall and stairs to:

1st FLOOR ROOM:

Irregular shaped room measuring approximately 37' x 22' max. narrowing to 11'3. Fitted worktop with inset stainless steel sink and drainer with cupboard below. Numerous power points. Lighting. Wood effect floor. Access to loft space. Door to:

CLOAKROOM:

Low level WC. Wash hand basin.

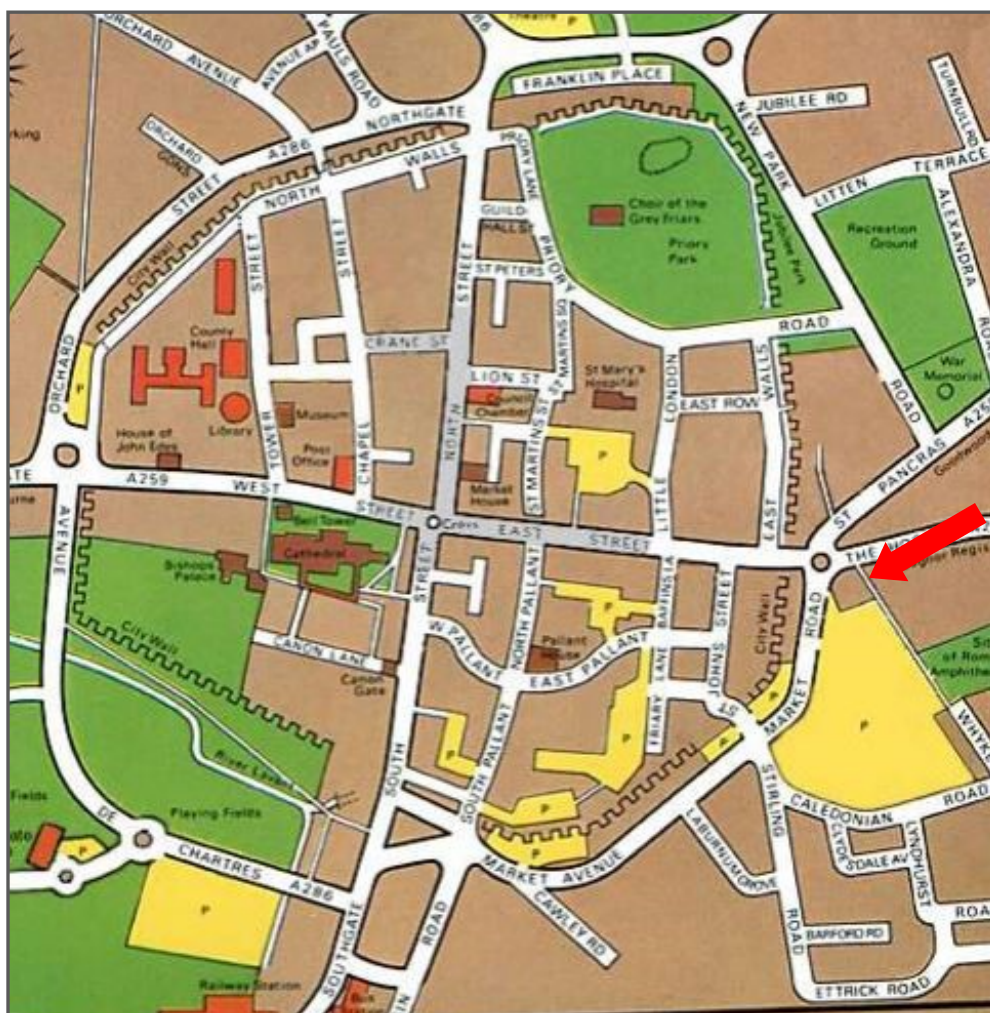
SERVICES:

All main except gas.

**SOUTHDOWN HOUSE, ST JOHNS STREET, CHICHESTER, PO19 1XQ.
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MAYFAIR OFFICE: Cashel House, 15 Thayer Street, London, W1U 3JT. Tel: 0870 1127099
Furniture Saleroom (01243) 780207**

RENT: £22,000 per annum. Internal repairing only.

TERM: By negotiation.



Not to scale—for identification purposes only

Stride & Son is the trading name of Stride & Son Limited. Registered Office: 4 Dukes Court, Bognor Road, Chichester, West Sussex, PO19 8FX
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2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;