



MEDICAL INVESTMENT - OFFERS INVITED

Richmond House, 47 South Street, Chichester, PO19 1DS

INVESTMENT - Let to a Well Established Dental Practice

Summary

Tenure	For Sale
Available Size	1,787 sq ft / 166.02 sq m
Price	£685,000
Rates Payable	£14,208 per annum
Rateable Value	£27,750
EPC Rating	E (101)

Key Points

- Grade II Listed Building
- Fitted out as a dental surgery
- Secure investment
- Centrally located in Chichester



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Description

The property is a three-storey mid-terrace grade II listed building, circa 18th Century. The premises consist of 3 floors that have all been converted to form surgery and office accommodation. The ground floor consists of a waiting room, reception and two surgeries. On the first floor there are 4 surgery / recovery rooms. The second floor consists of two office areas, a staff room and kitchen area. There is a basement area, which is currently used for storage only.

Location

Chichester is situated midway along the A27 between Havant & Arundel. The subject premises are situated on the eastern side of South Street. South Street can be approached the A27 via the A286, Stockbridge Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	659	61.22	Available
1st	547	50.82	Available
2nd	581	53.98	Available
Total	1,787	166.02	

Terms

Freehold available at a price of £685,000 subject to the following lease let to Whitecross Dental Care Limited who took at 15 years lease from 29th April 2013 and due to expire 28th April 2028 at a passing rent of £39,000 pa. There is a rent review due on 29th April 2025.

Other Matters

Legal Costs - Each Party to bear their own costs incurred in the transaction.
VAT - Unless otherwise stated all costs & prices are exclusive of VAT.



Viewing & Further Information

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