

On the instructions of

**Rosemarys Parlour
North Street
Midhurst
GU29 9SB**



Ground floor offices

To Let

Approximately 793 sqft [73.7 sqm]



Location

Midhurst is a market town serving the local rural area. It sits within the South Downs National Park and is home to the South Downs National Park Authority's administration offices. The property is situated in the middle of North Street which is the main thoroughfare through the town centre. North Street is the A286 main road to Chichester [12 miles to the south]. Petersfield and the A3 are approximately 11 miles to the west via the A272.

The property sits opposite the Angel Inn, the Post Office and near to a Tesco Express and only 2 minutes' walk from the South Downs National Park offices.

Commercial Property Consultants

**4 Northgate | Chichester | West Sussex | PO19 1BA
01243 520949 | www.medhursts.com**



Description

Rosemary's Parlour comprises a self-contained suite of offices that form part of the ground floor of a Grade II Listed building known as Rosemary House. The external door to the suite is reached through a small public garden to the side of the main house. Access is through a substantial entrance room off which are 3 main offices, male and female toilets and a brew point.

The rooms are in excellent decorative order and ready for immediate occupation. There is network cabling and sockets left by the previous occupiers which have included Chichester District Council, Chichester College and most recently the Canine Partners charity.

Available from the New Year 2019.

Accommodation

Front Room	234 sqft	21.7 sqm
Middle Room	110 sqft	10.2 sqm
Rear Room	449 sqft	41.7 sqm
Total	793 sqft	73.7 sqm

Amenities

- Self-contained
- Excellent condition
- Ready for immediate occupation
- Excellent central location

Terms

The suite of offices is available on a new sub-lease for a term to be agreed.

Rent

£11,900 per annum.

Service Charge

The service charge for the current year is £3,242.28 which includes Building Insurance.

Business Rates

Rateable Value	£7,900
Rates Payable 2018/19:	£3,792.00

100% Small Business Rates Relief may be available to qualifying businesses.

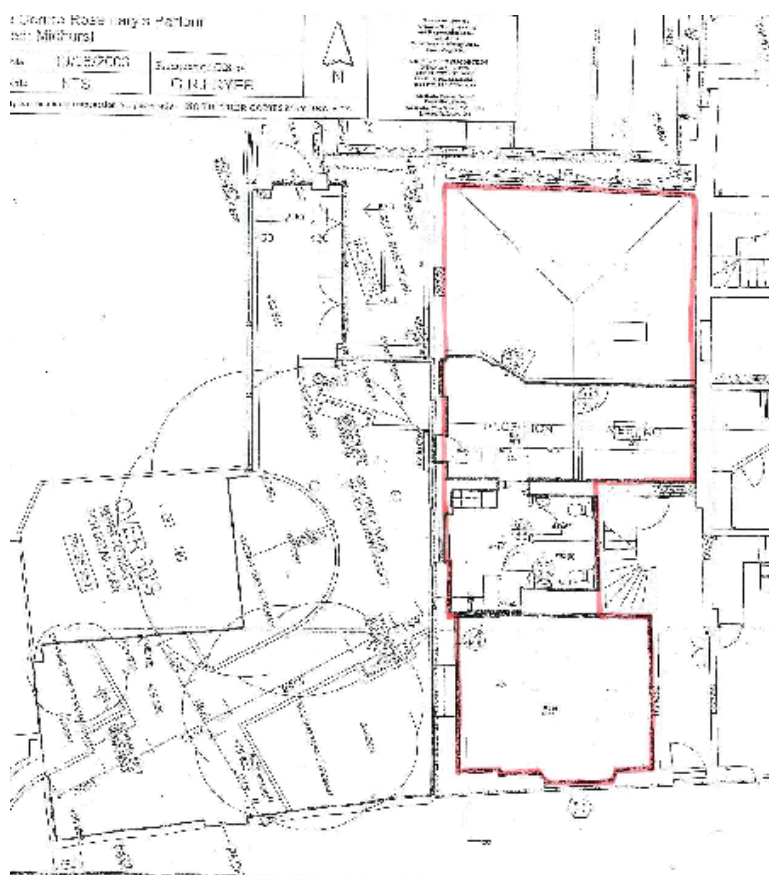
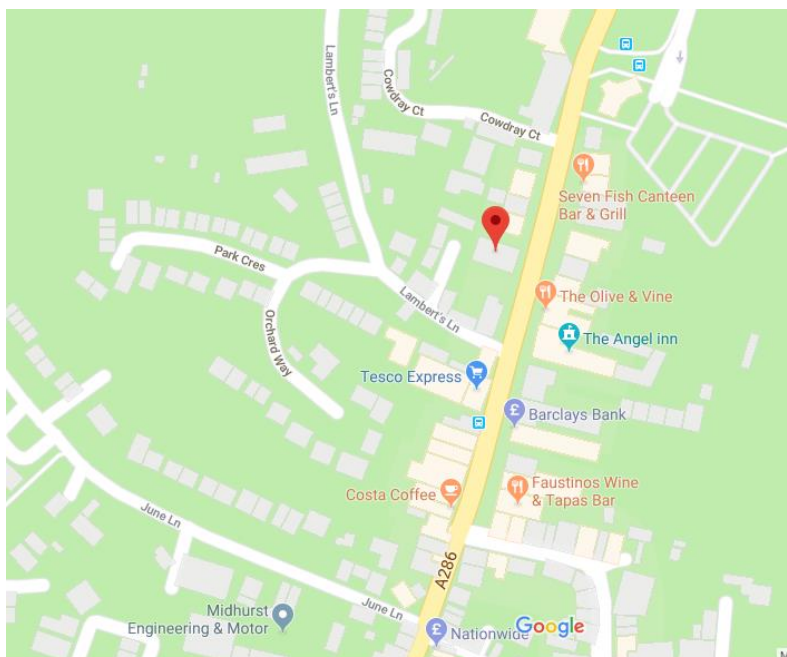
Environmental Performance Certificate

E-124

Viewing

By appointment with the sole letting agents Medhursts Commercial Surveyors on 01243 520949.

Agents notice- We endeavour to make our particulars as accurate and reliable as possible. They are a general outline for guidance only for intending purchasers or lessees and do not constitute in whole or in part an offer or a contract. No statement in these particulars should be relied upon as a statement or representation of fact. Neither Medhursts Chartered Surveyors nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. No undertaking is given that the property is in good condition or repair or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated all prices and rents are quoted exclusive of VAT if applicable. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.



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July 2018

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