

Parking Space (20), Car Park under 51 to 55 East Street, Chichester



- **Single Underground Parking Space**
- **Chichester Town Centre**
- **Access via Secure Door**



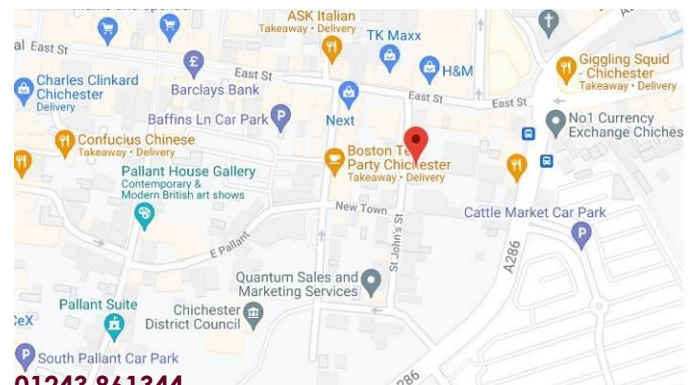
What the agent says... “ ”

Located directly in the heart of Chichester Town Centre, neatly tucked away from view and accessed via St Johns Street, is this secure, underground, single parking space. The carpark is accessed and secured by an automatic door that prevents the public from gaining entry and is situated in a position that makes the car park almost invisible to the casual passer-by. Such spaces are extremely rare, and parking for the area is in high demand; if you have interest, do not delay.

You will not be able to access the carpark on your own, so call us on 01243 861344 to book an appointment to view or place an immediate offer.

Lease Information: The vendor informs us that there are 79 years remaining on the lease (125 years from 1976) and the current combined annual costs for Ground Rent, Insurance and Service Charges are approximately £1450 Per Year (payable quarterly). The rent reviews are on 9th December every 5 years, the next due in 2026. The service charge is a 1/17th split for the year and from December 2022 is anticipated to be approximately £70.00 per quarter. There is no review date for the service charge.

We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.



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IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.