

**TO LET** RESTAURANT/ COMMERCIAL USE CLASS E OPPORTUNITY

# FORMER SEVEN FISH RESTAURANT

North Street, Midhurst, West Sussex, GU29 9DJ



## Key Highlights

- Character former restaurant suitable for a variety of commercial uses
- Prominent location on traditional market town high street
- Ground floor GIA 2,207 Sq Ft (205 Sq M)
- Benefits from rear garden and terrace
- Within South Downs National Park and close to Cowdray Estate
- New lease guide rent £30,000 per annum exclusive of VAT

SAVILLS SOUTHAMPTON  
2 Charlotte Place  
Southampton SO14 0TB

**+44 (0) 23 8071 3900**

[savills.co.uk](http://savills.co.uk)

**savills**



## Location

Midhurst is a popular historic market town located in the centre of the South Downs National Park in West Sussex. Midhurst is located 55 and 25 miles south west of Central London and Guildford respectively and 13 miles north of the coastal town of Chichester.

The immediate area comprises an attractive high street with a variety of retail, hospitality and business properties and residential. The famous Cowdray Estate is adjacent.

## Property Description

A The unit occupies the ground floor only of a mid-terrace Grade II listed property of brick and stone construction under a pitched tile and flat roof extension to the rear. Fenestration is wooden frame throughout.

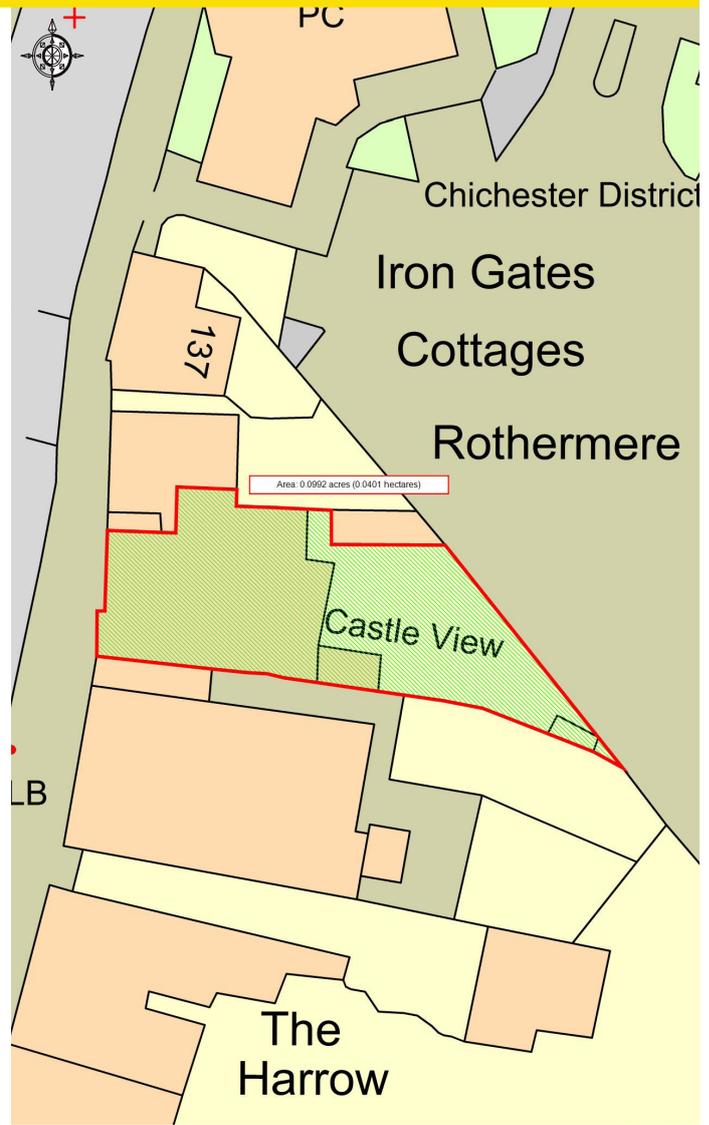
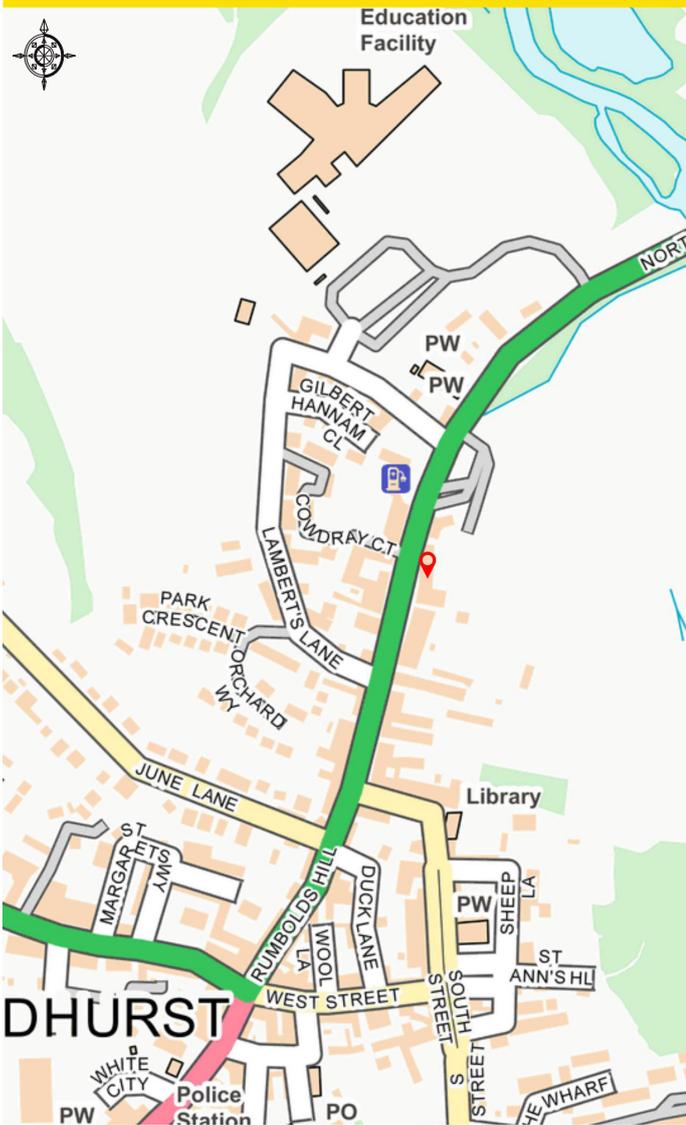
## Internal

The unit previously traded as Seven Fish Restaurant and is currently arranged to provide a two section trading area, trade kitchen, customer WCs and storage. Historically, the unit provided approximately 75 seated covers.

## External

The wooden frame doors to the rear section of the restaurant open out to connect with the terraced garden. This area has views of Cowdray House and previously accommodated 40 external seats.





### Tenure

Rental offers of £30,000 per annum exclusive of VAT are invited for the benefit of a new lease with terms to be agreed. Suitable security will be required. A short rent free period is available, subject to negotiation.

### Planning

We understand the property benefits from former A3 restaurant use, which is now Class E under the Town and Country Planning (Use Classes) Order 1987 (as amended). Class E permits restaurant, cafe, retail, business and finance uses.

The property is Grade II listed and located in the Midhurst Conservation Area.

### Premises Licence

The premises licence has lapsed and a new application will be required.

### Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £26,000. The Small Business Multiplier for England and Wales is £0.491.

### Energy Performance Certificate

The property has an EPC rating of C-68.

### Viewing

The property is currently closed. For a viewing appointment please contact Savills. All viewings will be conducted in accordance with Government and RICS Guidance, as applicable.

### Contact

**Chris Bickle**  
+44 (0) 23 8071 3943  
cbickle@savills.com

**Savills**  
2 Charlotte Place,  
Southampton, SO14 0TB

#### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | November 2020

