



16 Northgate
Chichester, West Sussex. PO19 1BJ

TO LET

CITY CENTRE E CLASS OFFICE / RETAIL BUILDING

1,069 sq ft (99.31 sq m)

Key Features:

- The Cathedral City of Chichester is an historic and thriving administrative centre for West Sussex
- Central position close to public car parks
- To let on new FRI lease
- Rent £19,500 pax
- Available for a variety of uses (STP)
- Open plan first floor
- Parking is available at an extra cost
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses





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Location

The Cathedral City of Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.

Accommodation

The property comprises a two storey Grade II Listed building. The ground floor is configured as two rooms, office/retail entrance as well as a WC. The first floor is open plan with good natural light. There is also a basement for storage.

We have measured and calculate the accommodation to have the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	464 sq ft	43.13 sq m
First Floor	605 sq ft	56.23 sq m
Total	1,069 sq ft	99.36 sq m
Basement	201 sq ft	18.72 sq m

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £19,500 per annum exclusive.

EPC

We understand the property has an EPC rating of C 74.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

April 2024

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £19,500 per annum exclusive.

Business Rates

Rateable Value (2023): £19,250.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Mark Minchell

Noah Minchell

m.minchell@flude.com

n.minchell@flude.com

01243 929136

01243 929144

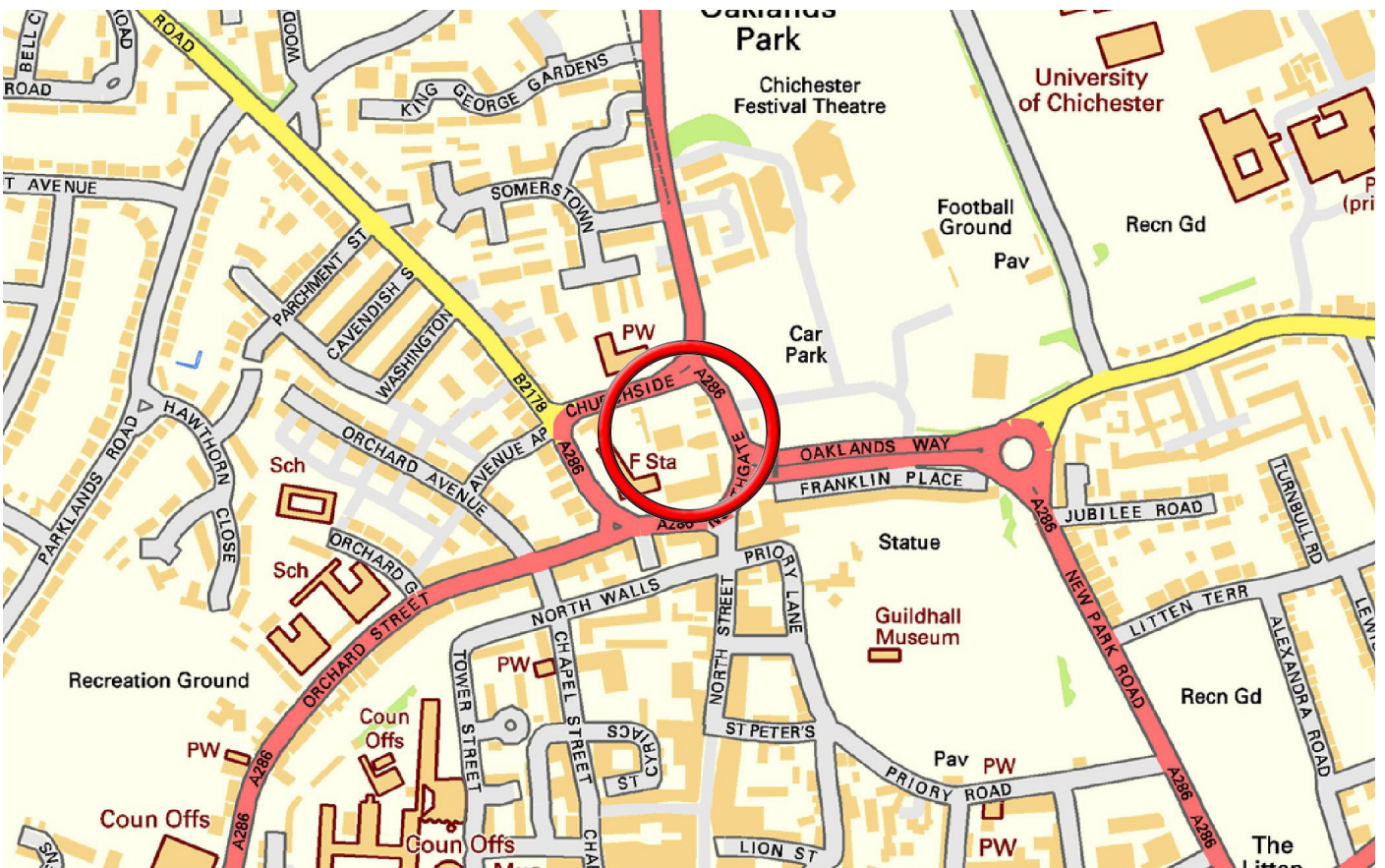
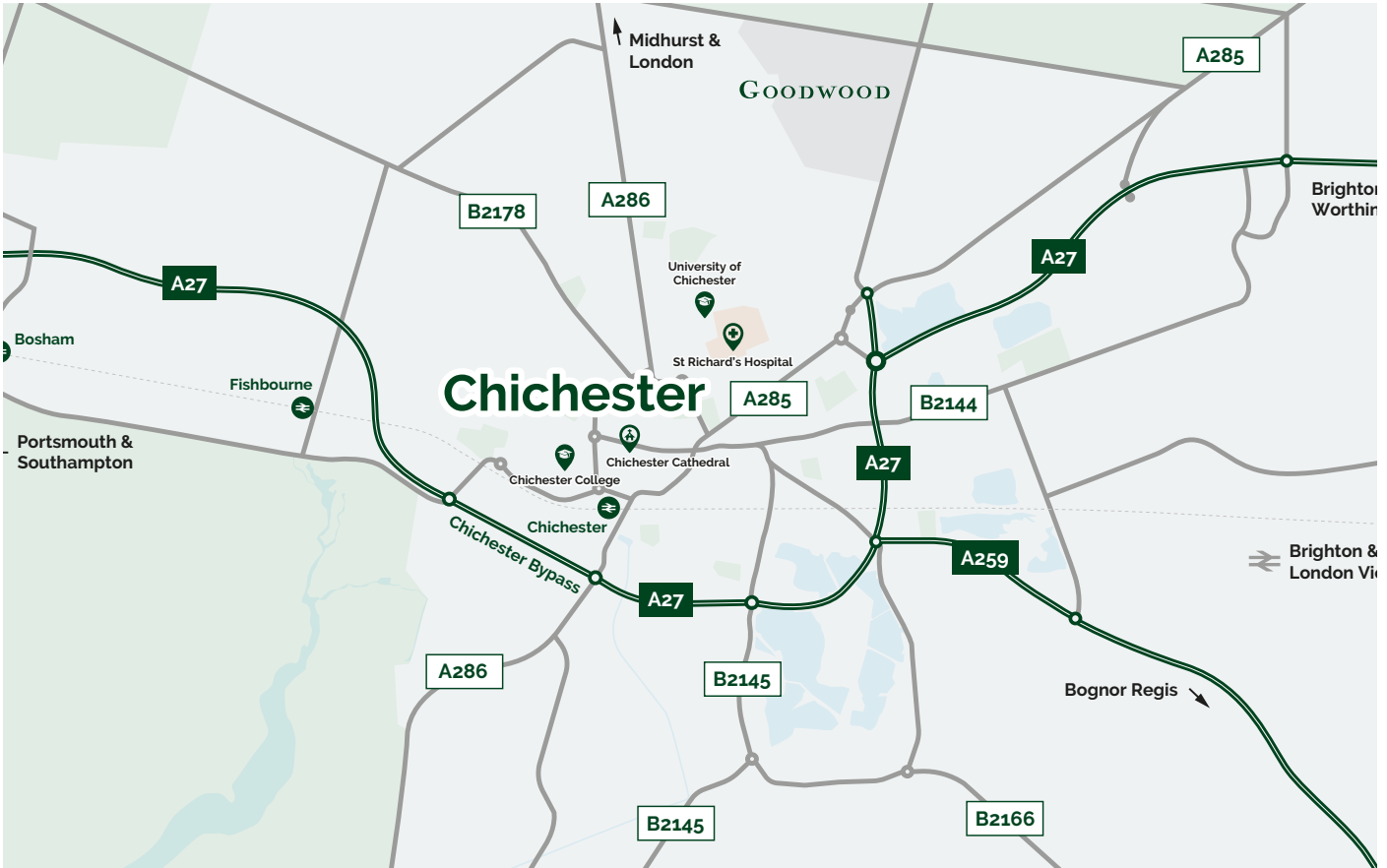
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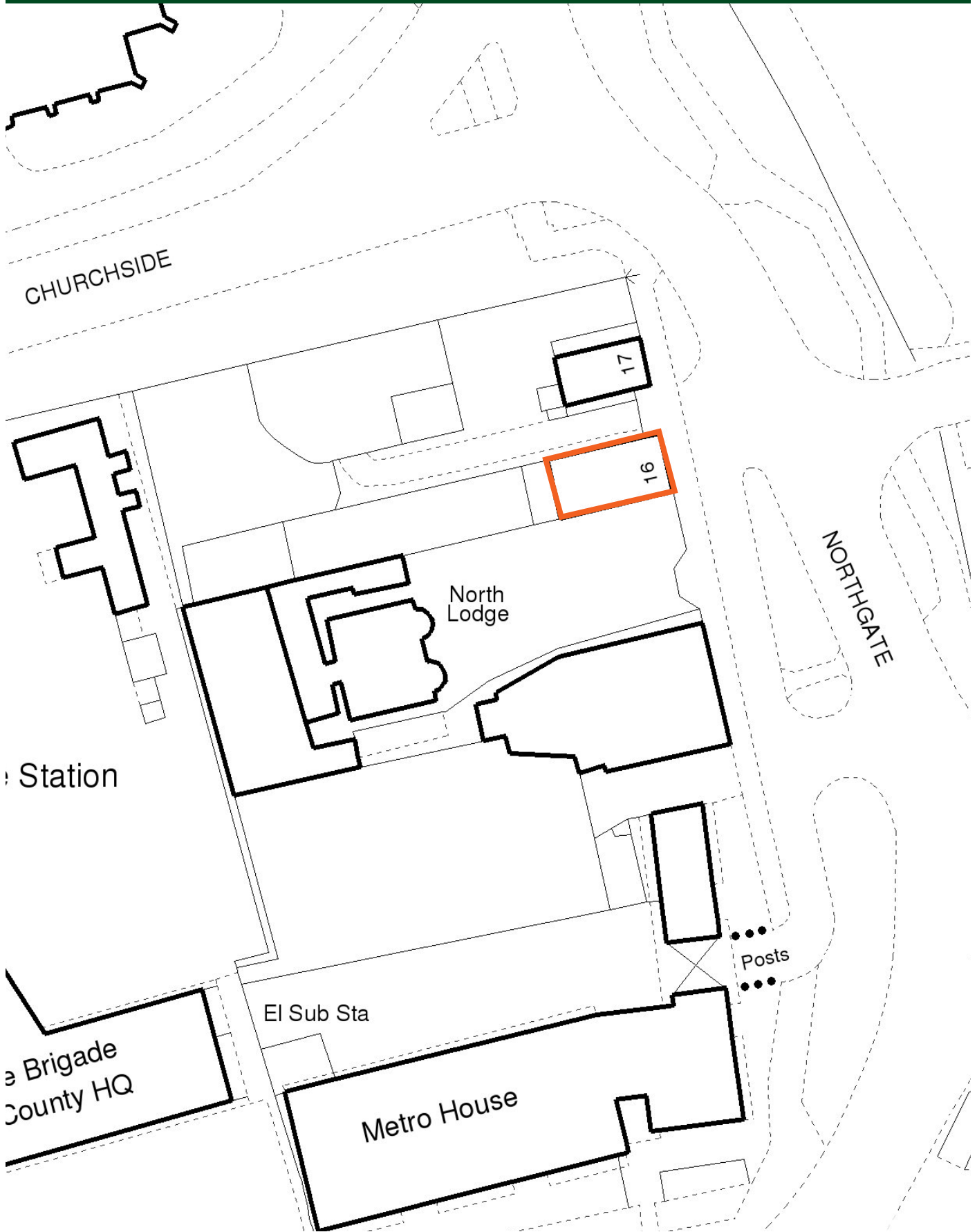


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Maps and Plans for indicative purposes only



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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