



88 East Street, Chichester
West Sussex, PO19 1HA

TO LET

WELL PRESENTED PRIME RETAIL PREMISES

Sales Area - 1,101 sq ft

Key Features:

- Chichester is a busy and attractive Cathedral city
- Central position close to the Market Cross
- Prominent frontage (6.21m Net)
- Desirable retailing area
- Rent £85,000 pax
- New FRI lease available, subject to vacant possession
- Nearby occupiers include Mountain Warehouse, The Ivy, Poundland, HSBC, Franca Manco, Fat Face, M&S and Superdrug





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Location

The cathedral city of Chichester is a prosperous and historic market town located in West Sussex, approximately 68 miles south-west of London, 17 miles east of Portsmouth and 34 miles west of Brighton. It is the only city in West Sussex and is the County Town.

The property is situated in a central position on the southern side of East Street, which is full pedestrianised and close to the Market Cross. Nearby occupiers include Mountain Warehouse, The Ivy, Poundland, HSBC, Franca Manco, Fat Face, M&S and Superdrug.

Accommodation

The property comprises a mid terrace period building arranged over three floors and is configured as a lock-up shop. It is generally arranged as sales area to the ground floor, with ancillary and staff areas above.

The property has the following approximate Net Internal Area (NIA):

Area		
Sales Area	1,101 sq ft	102.32 sq m
Storage	240 sq ft	22.27 sq m
First Floor	440 sq ft	40.87 sq m
Second Floor	351 sq ft	32.64 sq m
Total NIA	2,132 sq ft	198.10 sq m

Terms

The property is available to let by way of a new full repairing and insuring lease, subject to vacant possession, for a term to be agreed at the rent of £85,000 per annum exclusive.

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.

May 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.

EPC

We understand the property to have an EPC rating of E (107).

Business Rates

Rateable Value (2023): £60,500.

Following the Government's latest budget, it has been confirmed that Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business for applicable chargeable days from 1 April 2023 to 31 March 2025.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

VAT

We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
01243 929140
www.flude.com





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GOAD Map



Chichester



50 metres

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