



First & Second Floor Offices
65 South Street, Chichester, West Sussex PO19 1EE

TO LET

CITY CENTRE OFFICES

Total Size - 929 sq m (1,065 sq ft)

Key Features:

- Chichester is a busy and attractive Cathedral city
- Various offices
- Suit a variety of uses, subject to planning
- Rent £14,500 pax
- New FRI lease available





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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.

Accommodation

The accommodation forms part of a three storey Grade II Listed building located in the city centre on South Street.

Access is provided at the rear on the building from Cooper Street. There is an internal staircase which takes you to the upper floors. The unit benefits from WCs and a kitchenette

The accommodation has the following approximate floor areas.

Area	Sq M	Sq Ft
First Floor	69.9	753
Second Floor	28.9	312
Total	98.8	1,065

EPC

To be confirmed.

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 (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £14,500 per annum exclusive.

Business Rates

Rateable Value (2023): £13,000

VAT

We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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.

October 2024

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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