



51 South Street
Chichester, West Sussex, PO19 1DS

TO LET

ATTRACTIVE RETAIL UNIT

Sales Area - 935 sq ft

Key Features:

- Chichester is a busy and attractive Cathedral city
- Central position close to public car parks, bus and rail stations
- Open plan retail space
- New EFRI lease available
- Rent £46,000 pax
- South Street accommodates a number of national retailers including, Mistral, White Stuff, Sweaty Betty, Jo Malone and Tesco Express
- There are also a number of upmarket eateries including Wagamama, Cote Brasserie, Prezzo and Piccolinos





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Location

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

The property is situated on the western side of South Street, which is a prominent shopping destination within Chichester City Centre. South Street accommodates a number of national retailers including, Mistral, White Stuff, Sweaty Betty, Jo Malone and Tesco Express. There are also a number of upmarket eateries including Wagamama, Cote Brasserie, Prezzo and Piccolinos.

Accommodation

The property comprises a Grade II Listed three storey building, with the retail unit arranged over the ground floor only. Internally, the shop provides open plan retail space with a WC and staff area to the rear.

We have measured and calculate the premises to have an approximate Net Internal Area (NIA) of 935 sq ft.

Business Rates

Rateable Value (2023): £31,500.

Following the Government's latest budget, all occupied retail, hospitality & leisure properties receive a 40% discount from 1st April 2025 until 31st March 2026. Subject to annual cash cap of £110,000 per business and qualifying use.

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

EPC

We understand the property to have an EPC rating of D.

Planning

We understand that the premises benefit from a Class A1 use under the Town & Country Planning (Use Classes) Order 1987, as amended.

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 £46,000 per annum exclusive.

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.

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.

February 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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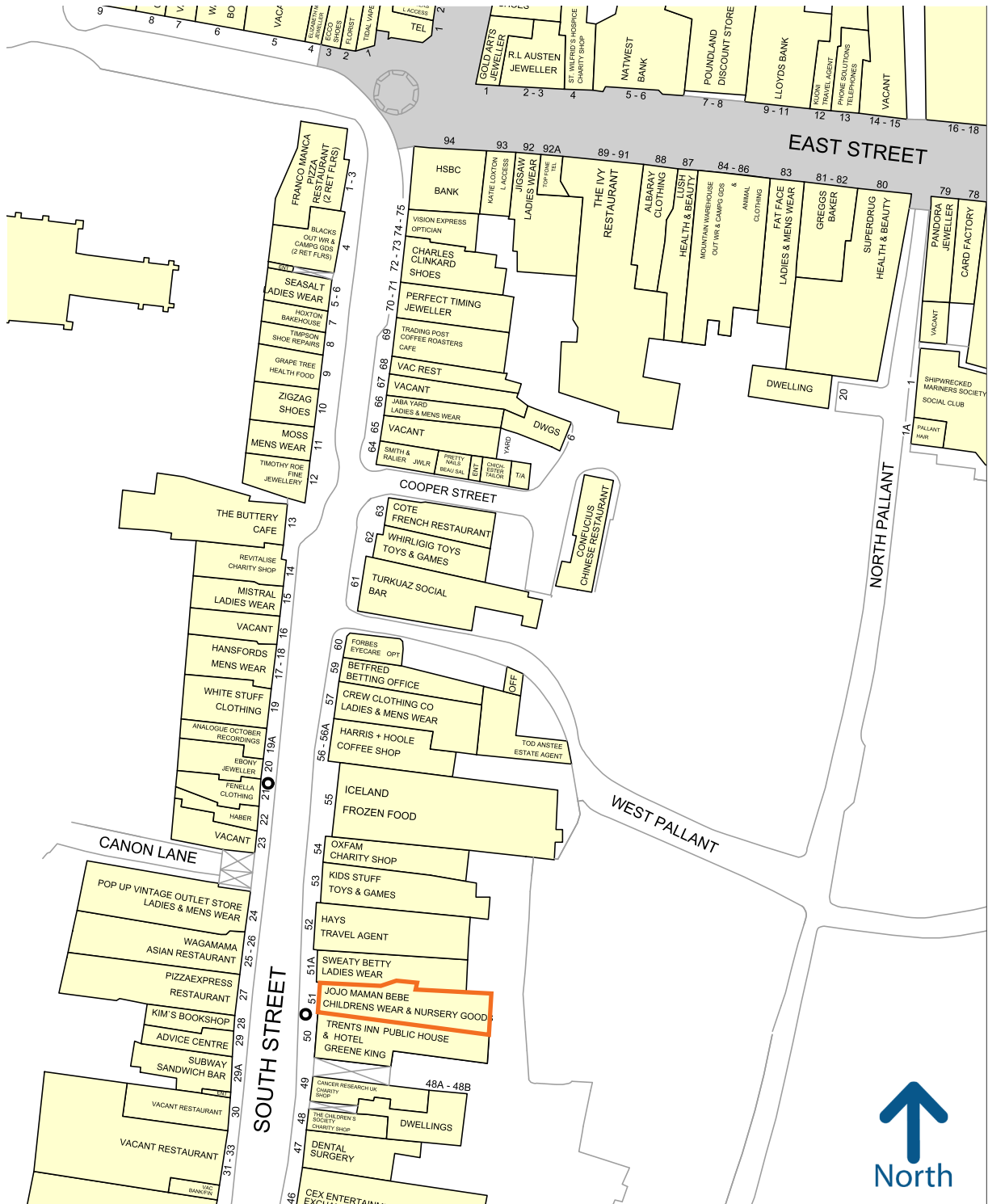
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GOAD Map



Experian Goad Plan Created: 13/02/2025
Created By: Flude Property Consultants



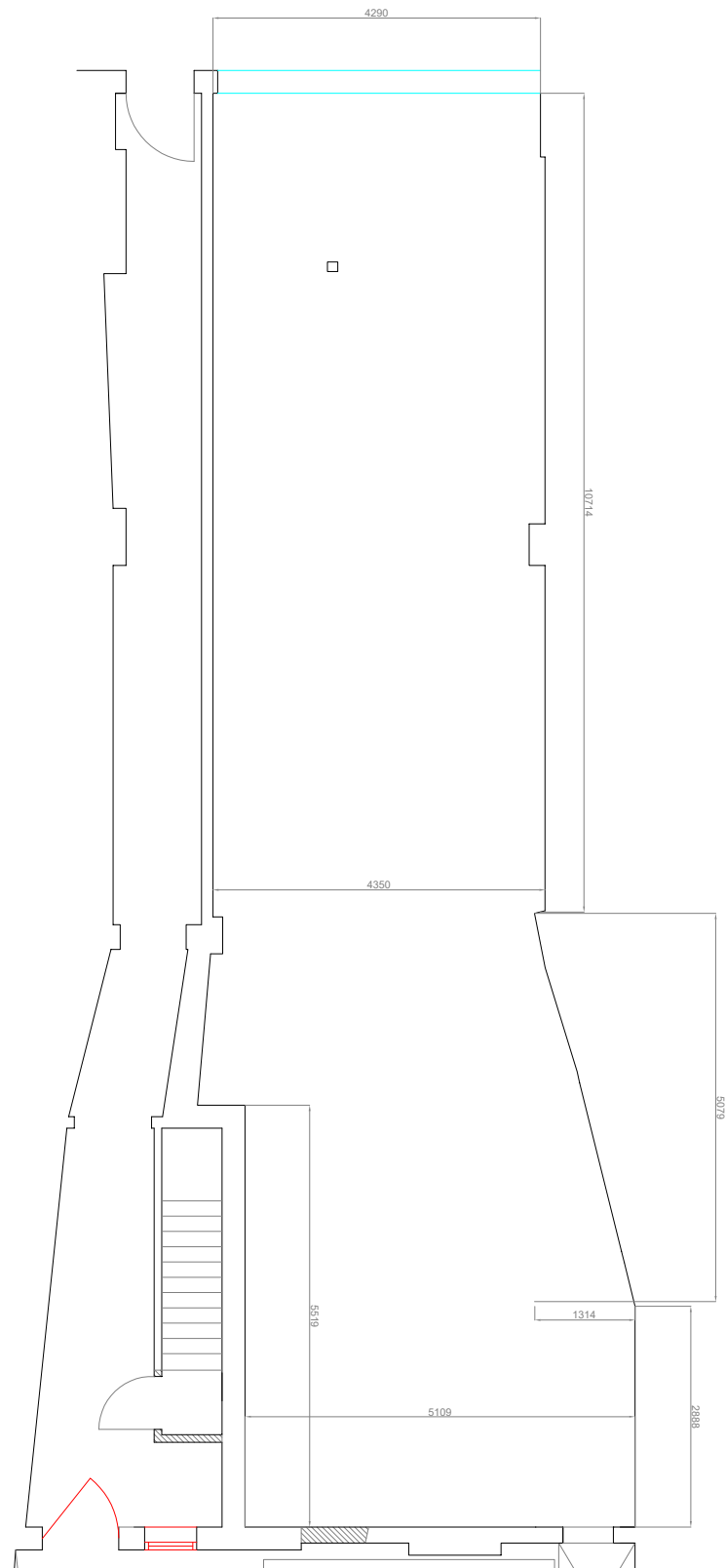
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For identification purposes only.



Floor Plan



For identification purposes only.