



10 South Street
Chichester, West Sussex, PO19 1EH

TO LET

Attractive Retail Unit Sales Area - 754 sq ft

Key Features:

- Chichester is an attractive cathedral city
- Central position close to public car parks, bus and rail stations
- Open plan retail space
- New FRI lease available
- Rent £55,000 pax
- South Street accommodates a number of national retailers including, Mistral, White Stuff, Sweaty Betty, Jo Malone and Moss Bros
- 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.

Description

The property is situated western side of South Street, which is semi pedestrianised and close to the Market Cross. South Street accommodates a number of national retailers including, Mistral, White Stuff, Sweaty Betty, Jo Malone and Moss Bros. There are also a number of upmarket eateries including Wagamama, Cote Brasserie, Prezzo and Piccolinos.

The premises comprises an attractive self-contained retail unit proving open plan retail space, plus a basement.

Accommodation

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

Area	Sq Ft	Sq M
Sales Area	754	70.05
Basement	724	67.26
Total	754	70.05

EPC

We understand the property has an EPC rating of C (expiring 23 April 2033).

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.

10 April 2025

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.

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 £55,000 per annum exclusive.

Business Rates

Rateable Value (2023): £52,000.

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.

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:

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www.flude.com



Flude
PROPERTY CONSULTANTS





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GOAD Map



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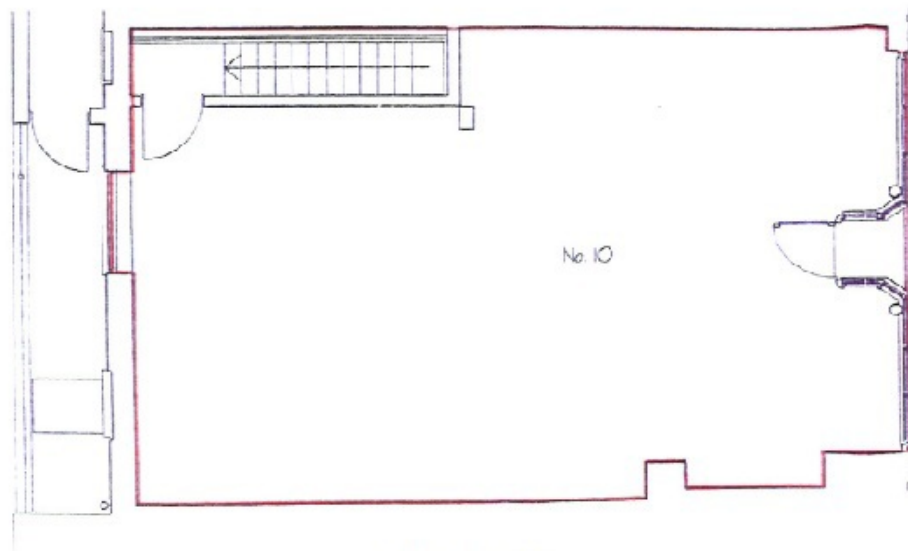
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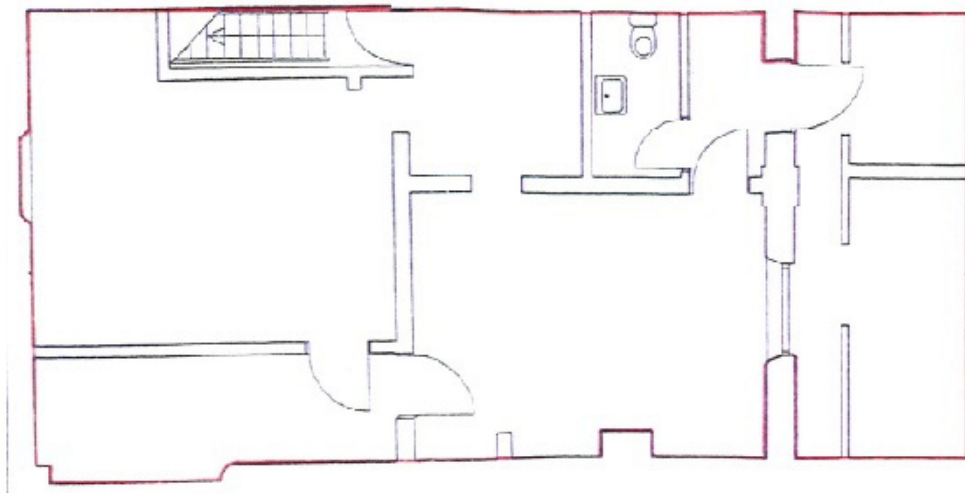


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Floor Plan



GROUND FLOOR



BASEMENT

For identification purposes only.