



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 opposite the Market Cross
- Prominent frontage (6.21m Net)
- Desirable retailing area
- Rent £90,000 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.

Description

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.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor - Sales Area	1,101	102.28
Ground Floor - Storage	240	22.3
First Floor	440	40.88
Total	2,132	198.06

EPC

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

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.

2 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 full repairing and insuring lease, subject to vacant possession, for a term to be agreed at the rent of £90,000 per annum exclusive.

Business Rates

Rateable Value (2023): £60,500.

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.

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
07800 562509
www.flude.com





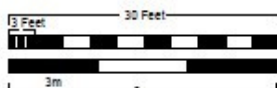
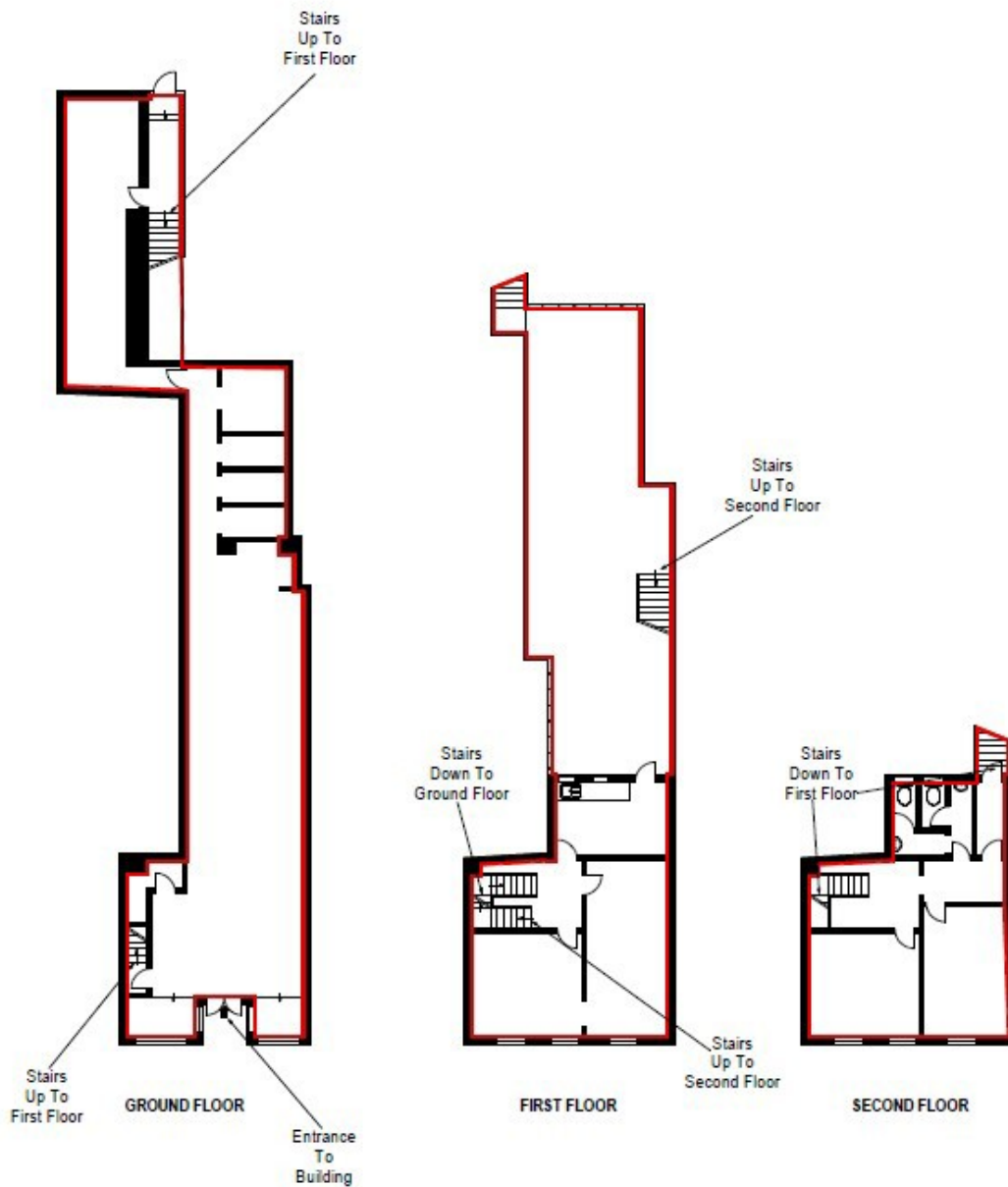
GOAD Map



For identification purposes only.



Floor Plan



Property Details: 88 EAST STREET CHICHESTER WEST SUSSEX PO19 1HA		Surveyed and Drawn By: BKR Hideaway Work Space 1 Empire Mews London SW18 2EP Tel: 0845 357 2028 info@bkrfloorplans.co.uk www.bkrfloorplans.co.uk
SCALE - 1:200 @ A4		
REFERENCE NUMBER :106290		

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