



First Floor, 31-33 South Street  
Chichester, West Sussex. PO19 1EL

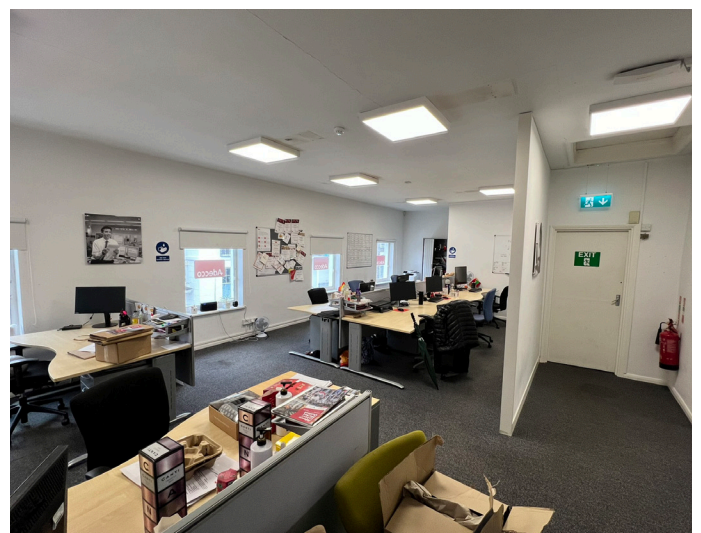
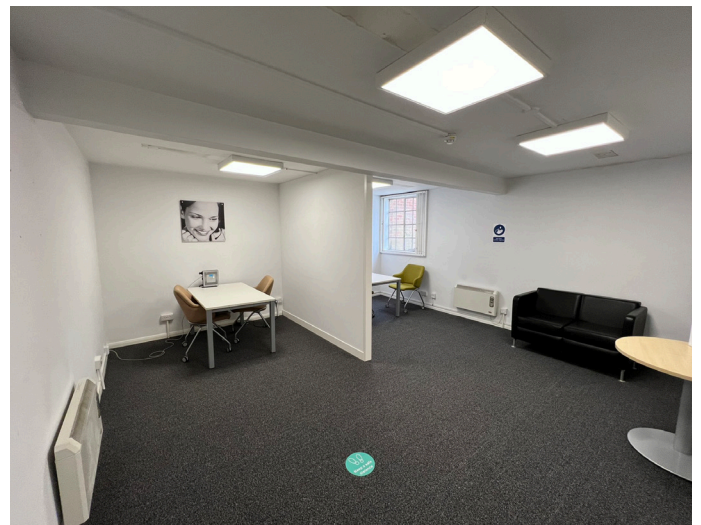
**TO LET**

## CITY CENTRE E CLASS AND OFFICE SPACE

Size 1,232 sq ft (114.45 sq m)

### Key Features:

- Mainly open plan in nature with a meeting room and further office allowing flexibility of use
- LED lighting
- Good natural light
- Central position close to public car parks, bus and rail stations
- Nearby occupiers nearby include Blacks, Crew Clothing, White Stuff, Moss Bros and Cote
- Total size 1,232 sq ft
- Rent £19,750 pax
- New EFRI lease available





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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 and commercial centre within Chichester City Centre. South Street accommodates a number of national retailers including White Stuff, Sweaty Betty, Jojo Mama Bebe, Mistral and Tesco Express. There are also a number of upmarket eateries including Wagamama, Cote Brasserie, Pizza Express and Three Joes.

## Accommodation

The unit comprises first floor office accommodation formed of a large open plan general office, with meeting room to the side and a rear office accessed down two steps. The suite benefits from electric heating, a kitchenette and male and female WCs.

The accommodation has the following approximate floor areas (NIA):

| Description | Sq Ft       | Sq M        |
|-------------|-------------|-------------|
| First Floor | 1,232 sq ft | 114.42 sq m |
| Total       | 1,232 sq ft | 114.42 sq m |

## EPC

Contact the agent for further information

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.

March 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.

## 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 £19,750 per annum exclusive.

There is a service charge contribution to the maintenance of the building together with building insurance, further information on request.

## Business Rates

Rateable Value (2023): £16,500

## 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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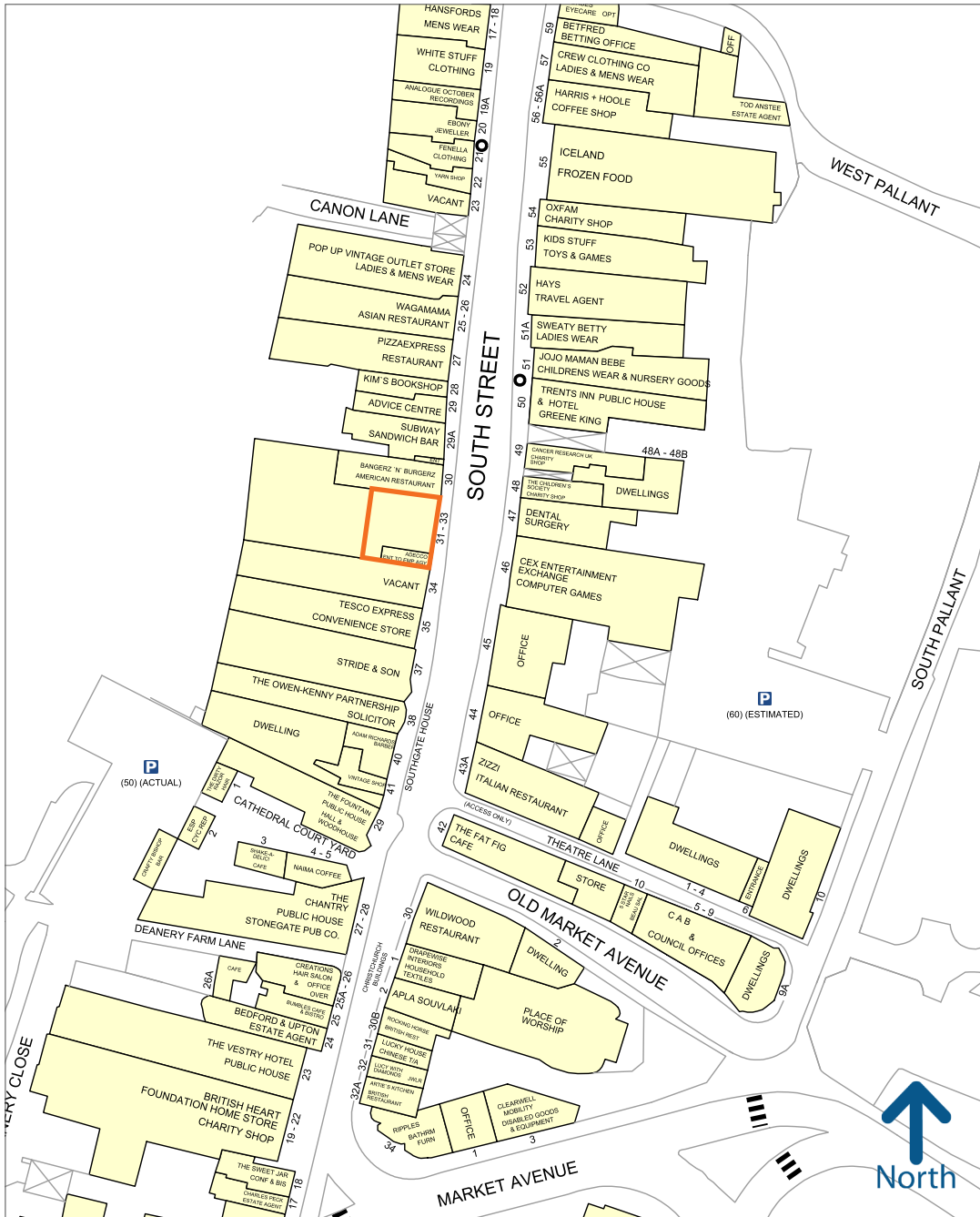


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### GOAD Map



Chichester



50 metres



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Created By: Flude Property Consultants

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