

Rent  
Reduced



**14 South Street**  
Chichester, West Sussex PO19 1EJ

**TO LET**

## WELL PRESENTED RETAIL UNIT

Total Size 83.98 sq m (904 sq ft)

### Key Features:

- Chichester is a affluent and thriving retail centre
- Situated in prime location
- Open plan sales area
- Large frontage
- New EFRI lease available
- Reduced rent £37,500 pax
- Nearby occupiers include Cote, Moss Bros, Blacks, Russell & Bromley and Crew Clothing
- Video Tour 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, a short distance from the Market Cross. Nearby occupiers include Cote, Moss Bros, Blacks, Russell & Bromley and Crew Clothing.

## Accommodation

The accommodation forms part of a Grade II Listed building and is arranged as a self-contained ground floor shop. There is a kitchenette and WC to the rear of the premises.

The property has an approximate NIA of 83.98 sq m (904 sq ft).

## EPC

We understand the property to have an EPC rating of D (99).

## VAT

We understand the property is not registered for VAT.

## 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 £37,500 per annum exclusive.

## Business Rates

Rateable Value (2017): £58,500.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial 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 Commercial 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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS



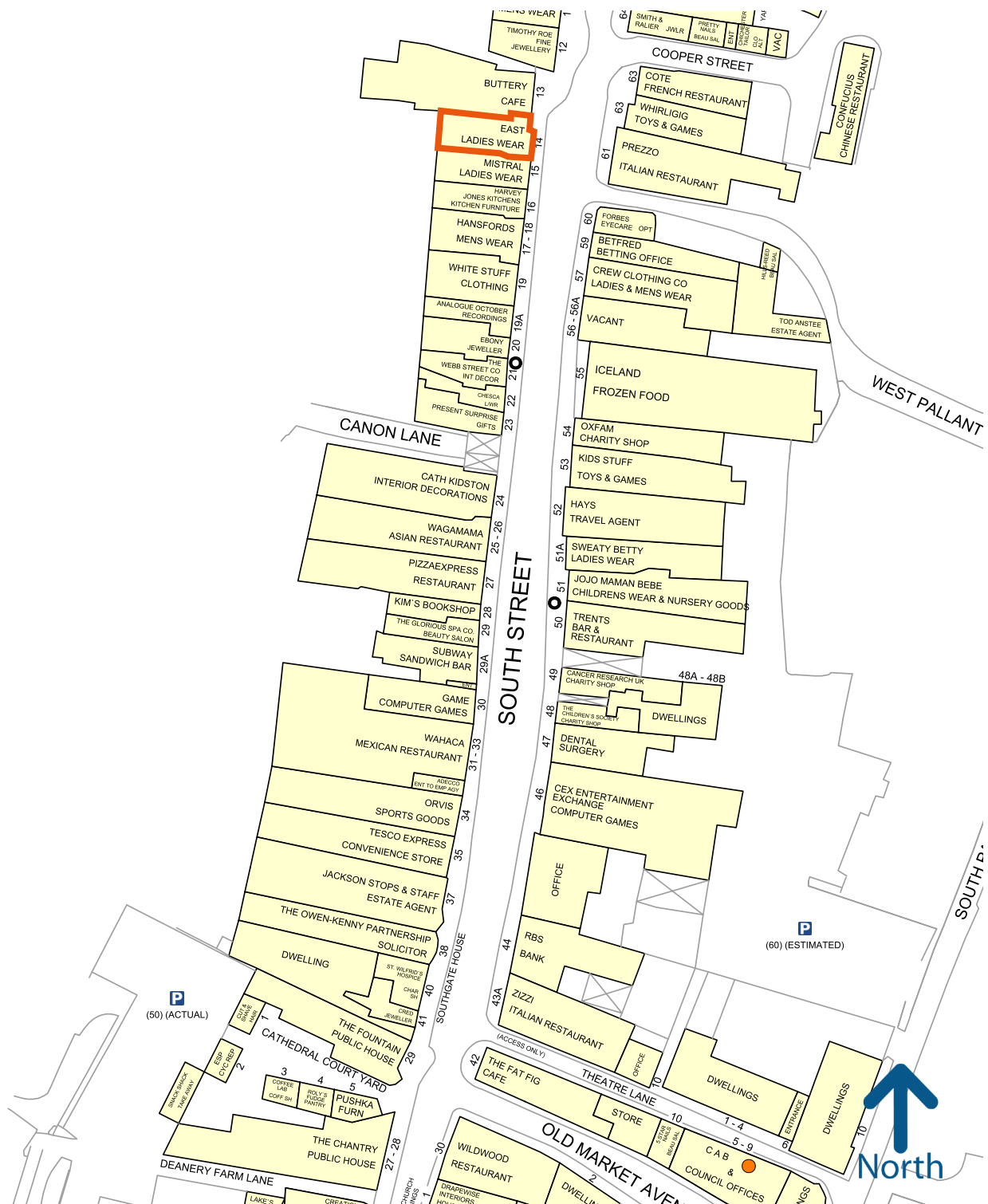
14 May 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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## Goad Map



50 metres

Experian Goad Plan Created: 28/10/2019  
Created By: Flude Commercial



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