



First Floor, 26 Chapel Street,  
Chichester, West Sussex. PO19 1LD

**TO LET**

## ATTRACTIVE TOWN CENTRE OFFICES WITH PARKING

Size 72.56 sq m (781 sq ft)

### Key Features:

- Well located close to city centre
- Office qualifies for partial business rate relief subject to status
- Parking for up eight vehicles (double parked)
- Self contained kitchen and W/C
- No VAT
- Rent: £15,750 pax (inc parking)





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## Location

The Cathedral City of Chichester is a historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London, 15 miles east of Portsmouth and 30 miles west of Brighton.

By rail, there are frequent services to London Victoria (1 hour 30 minutes). As a result, Chichester is a popular commuter location for those working in London's City and West End, which has strongly benefited the local economy.

Chapel Street is in a central location in the heart of the business district of the city. The street runs parallel with North Street one of the main retailing streets of Chichester and has a junction to the south with West Street by the current Post Office and the Cathedral. The subject property lies on the eastern side of the street.

## EPC

We understand the property has an Energy Performance Certificate (EPC) rating: D

## 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 £15,750 per annum exclusive.

The rent includes parking spaces for approx 8 cars in four double bays.



## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Accommodation

We have measured and calculate the accommodation to have the following approximate Net Internal Area (NIA): 72.56 sq m (781 sq ft)

## Business Rates

Rateable Value (2017): £10,500

Future Rateable Value (April 2023): £13,000

As the rateable value falls between £12,000 & £15,000, occupiers may be entitled to some Small Business Rate relief, which can range from 92% to 8%. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

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

## Legal Fees

Each party to bear their own legal costs incurred.

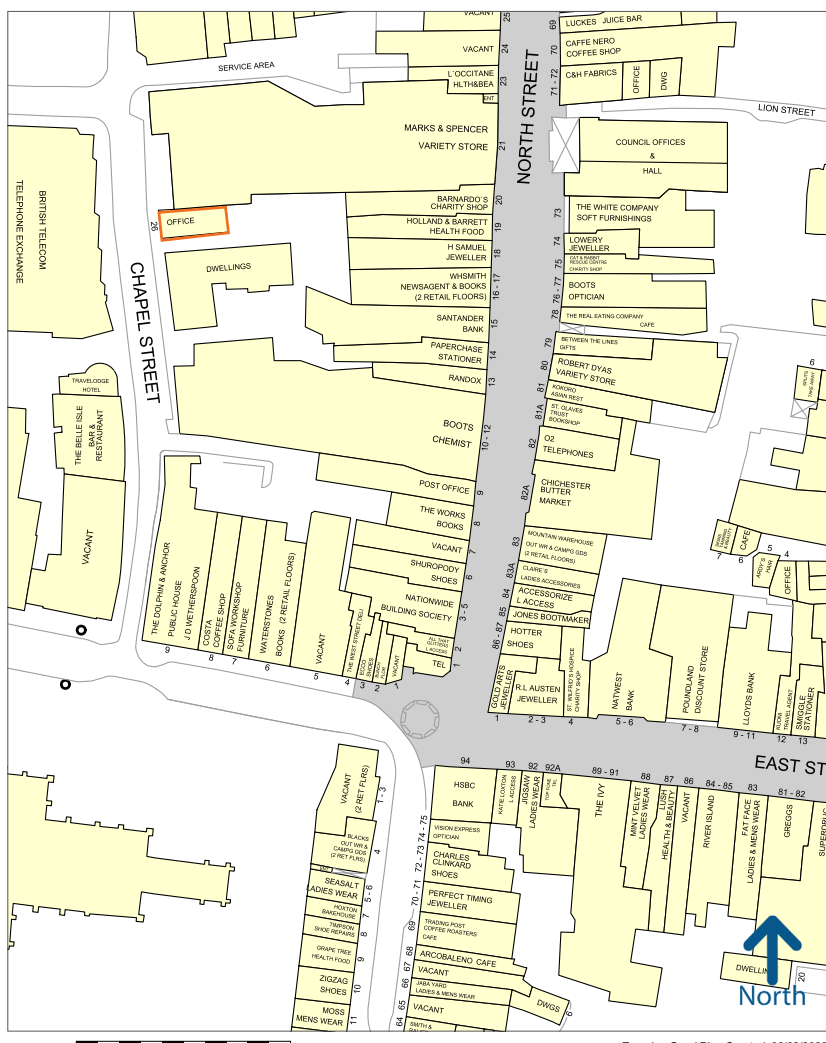




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Chichester



50 metres  
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Experian Goad Plan Created: 06/02/2023  
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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:

**Brandon White**

**[b.white@flude.com](mailto:b.white@flude.com)**

**01243 929141**

**[www.flude.com](http://www.flude.com)**



**Flude**  
PROPERTY CONSULTANTS



7 February 2023

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH