



24 North Street,
Chichester, West Sussex, PO19 1LB

TO LET

CLASS E PREMISES

Sales Area - 124.71 sq m (1,342 sq ft)

Key Features:

- Chichester is a busy and attractive Cathedral city
- Located in prime pedestrianised area
- Open plan sales area
- Quality and usable basement storage totalling 823 sq ft
- Suit a variety of uses, subject to planning
- New EFRI lease available
- Rent £60,000 pax
- Unit being refurbished
- Nearby occupiers include The White Company, Marks and Spencer, Boots, WH Smith and H. Samuel





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 on the western side of North Street, about 80 meters to the north of the Market Cross. This position is within the pedestrianised part of North Street, with significant levels of footfall. In retailing terms this location is considered prime.

Nearby occupiers include The White Company, Marks and Spencer, Boots, WH Smith and H. Samuel.

Accommodation

The premises form part of a Grade II Listed building.

Internally, the ground floor provides mainly an open plan sales area with storage, staffroom, kitchen and WC facilities to the rear. There is also a quality and usable basement, which will be accessed internally from the shop.

The property has the following approximate NIA:

| Area | Sq Ft | Sq M |
|--------------|--------------------|--------------------|
| Sales Area | 1,342 sq ft | 124.71 sq m |
| Basement | 823 sq ft | 76.50 sq m |
| Total | 2,165 sq ft | 201.21 sq m |

EPC

We understand the property has an EPC rating of 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 premises 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 £60,000 per annum exclusive.

Business Rates

Rateable Value (2023): £54,000.

Following the Government's latest budget, it has been confirmed that there will be a 75% discount from 1st April 2023 until 31st March 2024.

Subject to annual cash cap of £110,000 per business and qualifying use. Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

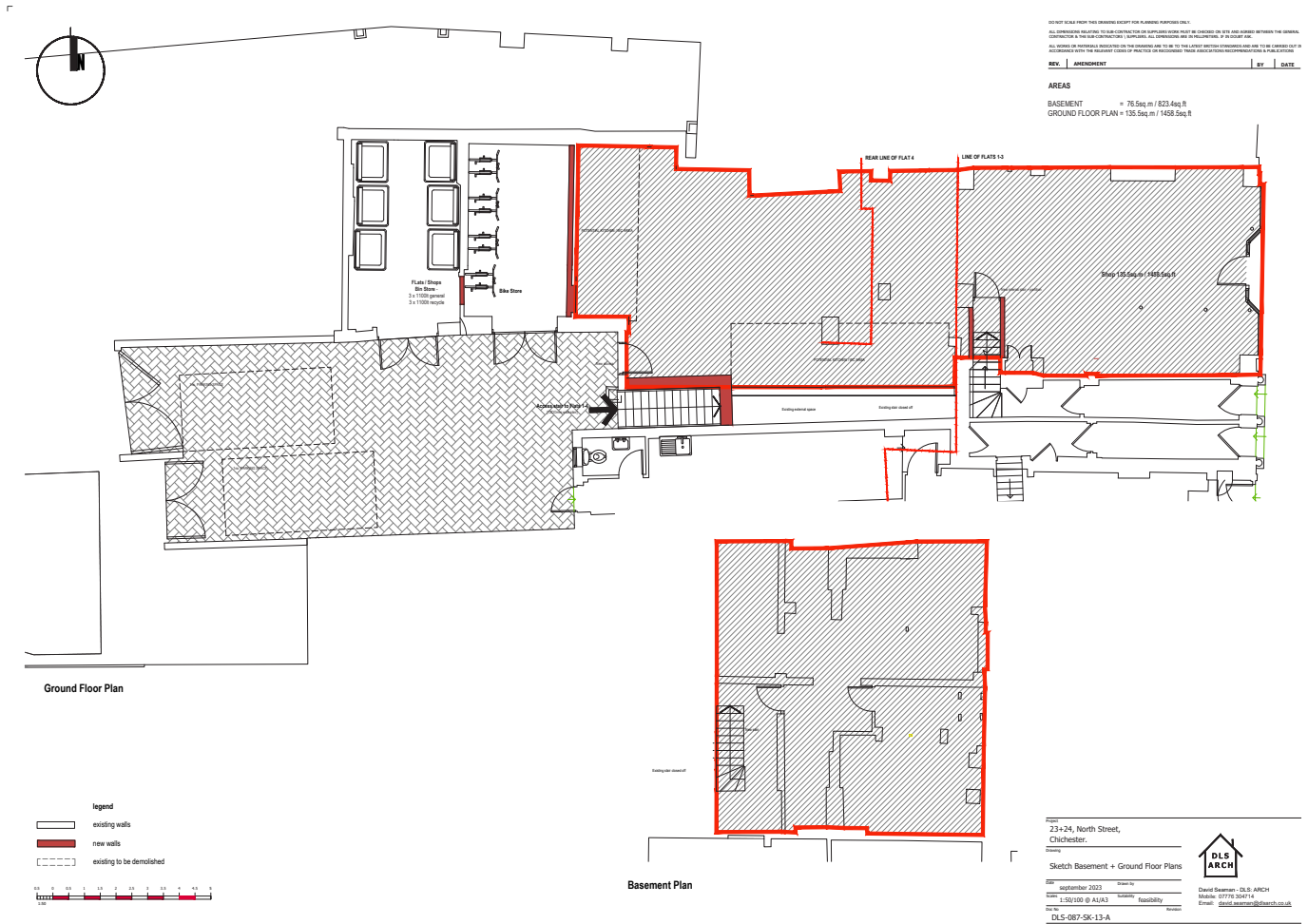
VAT

We understand the property is elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Floor Plan



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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
s.martin@flude.com
01243 929140
www.flude.com

Roksana Goworek
r.goworek@flude.com
01243 9290140



August 2023

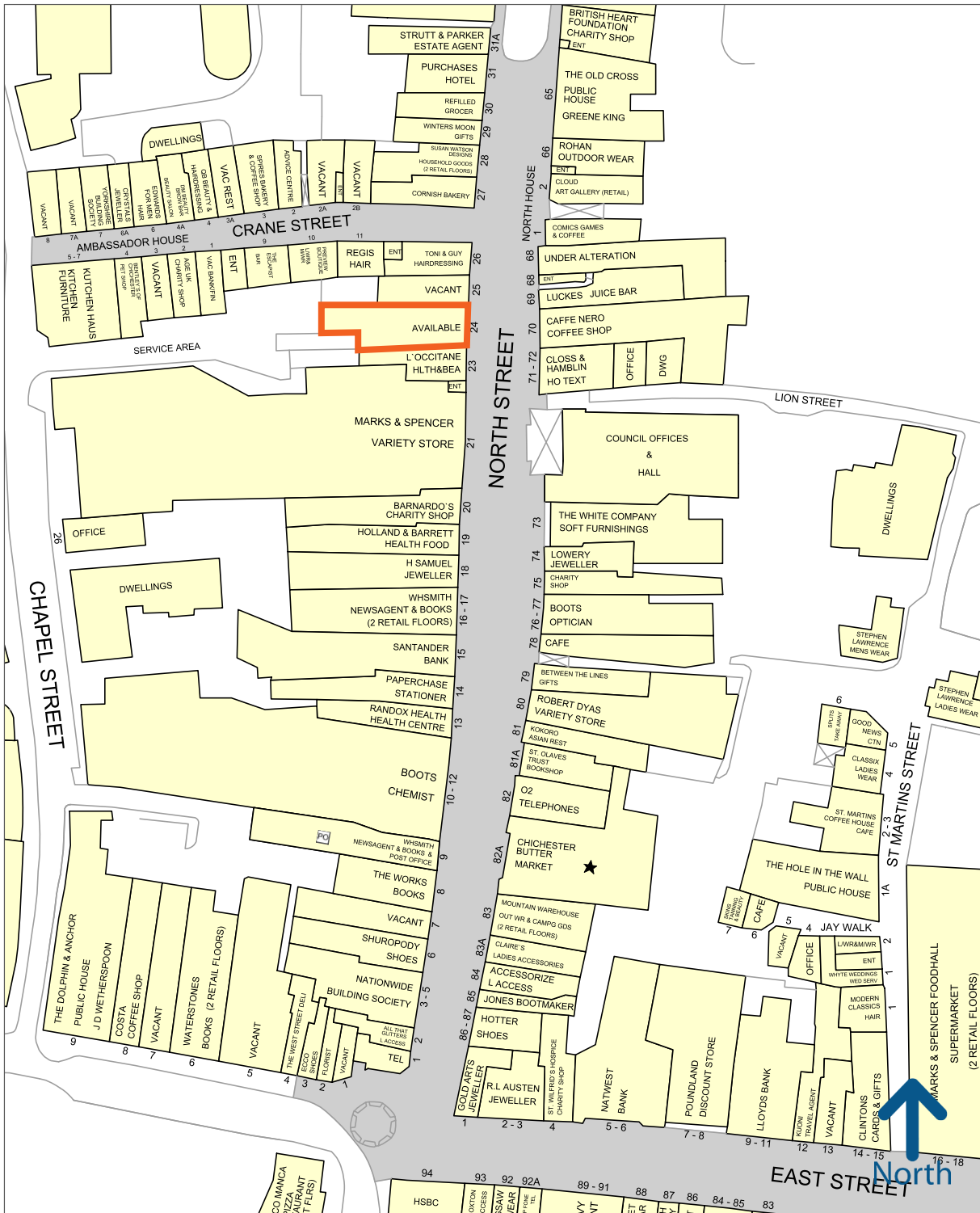
OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH





24 North Street,
Chichester, West Sussex, PO19 1LB

GOAD Map



50 metres

Experian Goad Plan Created: 14/08/2023
Created By: Flude Property Consultants



Copyright and confidentiality Experian, 2022. © Crown
copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

For identification purposes only.