



24 South Street
Chichester, West Sussex, PO19 1EL

TO LET

Double Fronted Class E Premises Sales Area 1,921 sq ft

Key Features:

- Chichester is a busy and attractive Cathedral city
- Central position close to public car parks, bus and rail stations
- Ground floor sales area 1,505 sq ft
- First floor storage 331 sq ft
- Attractive retail unit with desirable level of retail space
- New FRI lease available
- Rent £49,500 pax (stepped rent considered)
- South Street accommodates a number of national retailers including Jo Malone, White Stuff, Sweaty Betty, Jojo Mama Bebe and Tesco Express
- There are also a number of upmarket eateries including Wagamama, Cote Brasserie and Prezzo





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Location

The property is situated on the western side of South Street, which is a prominent shopping destination within Chichester City Centre.

South Street accommodates a number of national retailers including Jo Malone, White Stuff, Sweaty Betty, Jojo Mama Bebe and Tesco Express. There are also a number of upmarket eateries including Wagamama, Cote Brasserie and Prezzo.

Description

The property comprises a double fronted two storey Grade II Listed building which provides a desirable level of retail space over the ground and part of the first floors. There is also a storage and staffroom on the first floor.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor - Sales Area	1,505	139.81
First Floor - Sales Area	416	38.65
First Floor - Storage	331	30.75
Total	2,525	234.57

EPC

We understand the property to have an EPC rating of C (56).

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 for a term to be agreed at commencing rent of £55,000 per annum exclusive. There is a licence fee payable for the rear fire escape access.

Business Rates

Rateable Value (2023): £49,750.

Following the Government's latest budget, it has been confirmed that there will be a 75% discount until 31st March 2025. 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 registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

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.

11 March 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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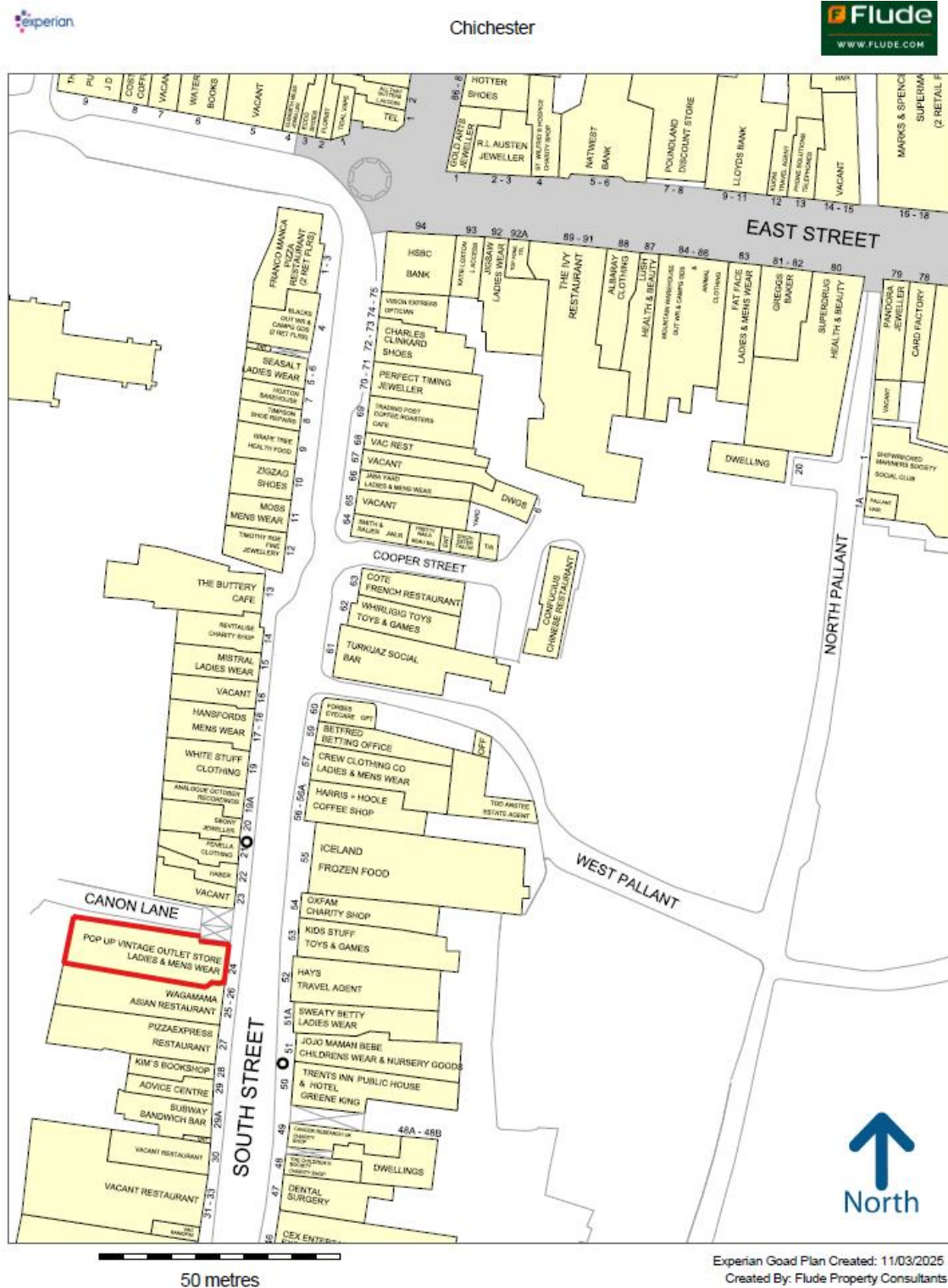
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GOAD Map



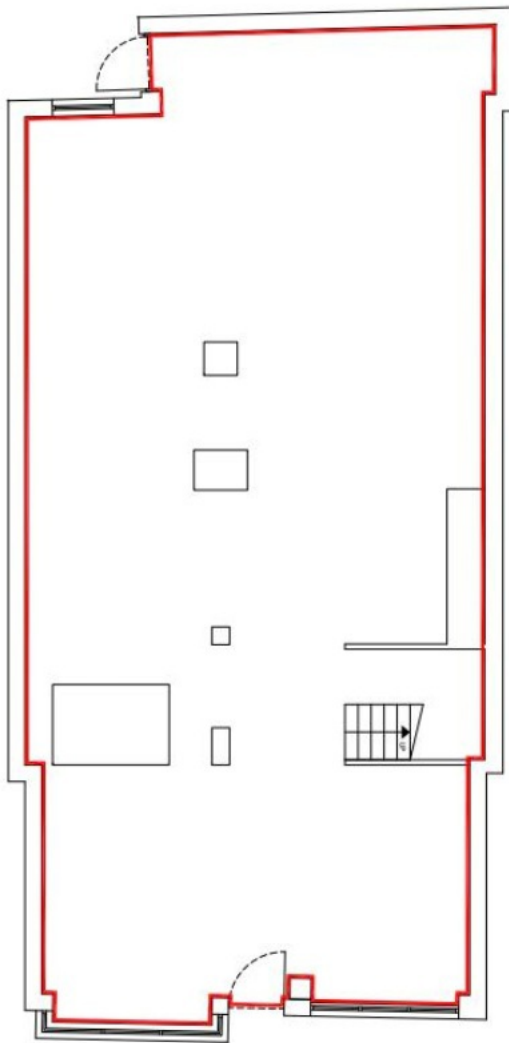
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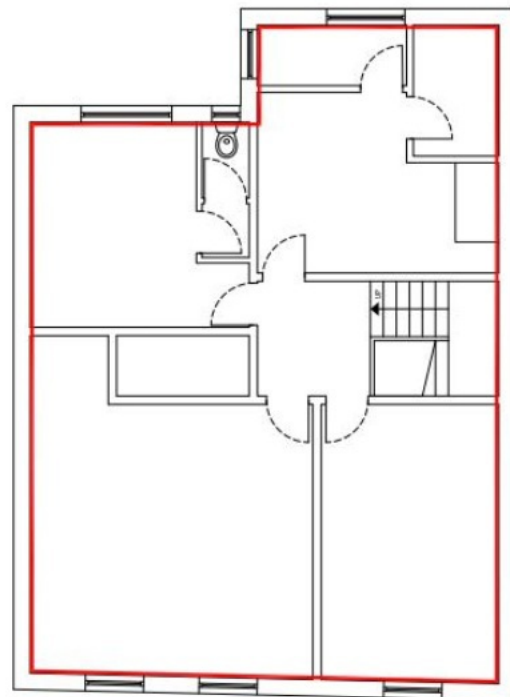
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Floor Plan



+00 Ground Floor Plan



+01 First Floor Plan

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