



30 Southgate
Chichester, West Sussex, PO19 1DP

TO LET

Prominent Restaurant Premises Total Size - 4,308

Key Features:

- Chichester is a busy and attractive Cathedral city
- Central position close to public car parks, bus and rail stations
- Previous fixtures and fittings have been left
- Restaurant provides over 100 covers
- Some outside seating at the front
- New FRI lease available
- Rent £75,000 pax
- Nearby occupiers nearby include Zizi, The Vestry, Wagamama, Cote and Trents Pub





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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 shop occupies a prominent position on the eastern side of Southgate at its junction with South Street, which is one of the principal retailing streets in the city. Nearby occupiers include Zizi, The Vestry, Wagamama, Cote and Trents Pub.

Description

The property comprises a three storey Grade II* Listed building.

Internally, the ground floor provides a well configured open plan restaurant area providing around 60 covers and bar area, together with storage, kitchen, and disable WC. The first floor offers a further restaurant seating for around 44 covers, kitchen/prep area, storage, and WC's. The second floor offers more storage, but was likely previous a managers flat.

Accommodation

We have measured, and understand the premises to have the following approximate:

Area	Sq Ft	Sq M
Ground Floor	2,496	231.88
First Floor	1,291	119.93
Second Floor	521	48.4
Total	4,308	400.21

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.

25 April 2025

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.

Existing Premises Licence which can be transferred over (Sale of Alcohol between 9am and midnight).

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £75,000 per annum exclusive.

Business Rates

Rateable Value (2023): £59,000.

Following the Government's latest budget, all occupied retail, hospitality & leisure properties receive a 40% discount from 1st April 2025 until 31st March 2026. Subject to annual cash cap of £110,000 per business and qualifying use.

VAT

We understand the property is registered for 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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Flude
PROPERTY CONSULTANTS





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GOAD Map



For identification purposes only.

The image displays two architectural floor plans for a building located on Old Market Avenue and South Street. The top plan is the Ground Floor Plan, and the bottom plan is the First Floor Plan. Both plans show a large open space with tables and chairs, a kitchen, and various service areas. The First Floor Plan includes a large yellow area labeled 'Monopitch Roof' and 'Extent of roof to be acoustically insulated'. A scale bar indicates 0 to 5 meters.

GROUND FLOOR PLAN

0 1m 2 3 4 5
scale

FIRST FLOOR PLAN

0 1m 2 3 4 5

Old Market Avenue

South Street

Monopitch Roof

Extent of roof to be acoustically insulated

ic louvres
slimshield or Soundex L150G

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