



1 Stocklund House
East Street, Chichester, West Sussex, PO19 1JE

TO LET

Prominent Corner Class E Premises Sales Area 1,056 sq ft

Key Features:

- Chichester is an attractive and historic cathedral city
- East Street, one of the city's prime pedestrianised retail thoroughfares
- Modern open plan retail premises
- New FRI lease available
- Rent £55,000 pax
- Nearby occupiers include Hidden Hearing, Coop, New Look, TK Maxx, Flannels, Sports Direct, H&M, and ASK Italian





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Location

Chichester is an attractive and historic cathedral city, serving as the county town of West Sussex. Strategically positioned along the A27 south coast trunk road, the city benefits from excellent connectivity.

The subject property is prominently located on the southern side of East Street, one of the city's prime pedestrianised retail thoroughfares. The immediate vicinity features a strong retail line-up, with national occupiers including Hidden Hearing, Coop, New Look, TK Maxx, Flannels, Sports Direct, H&M, and ASK Italian, ensuring consistent footfall and commercial vibrancy.

Description

The property occupies a prominent corner position, benefitting from excellent visibility and return frontage. The subject accommodation is situated at ground floor level and is currently configured as a coffee shop. However, the premises is considered suitable for a variety of alternative uses, subject to the necessary consents.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor - Sales Area	1,056	98.1
Total	1,056	98.1

EPC

We understand the property has an EPC rating of D.

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.

13 May 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.

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 £55,000 per annum exclusive.

Business Rates

Rateable Value (2023): 44,000.

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:

Sebastian Martin
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07800 562509
www.flude.com



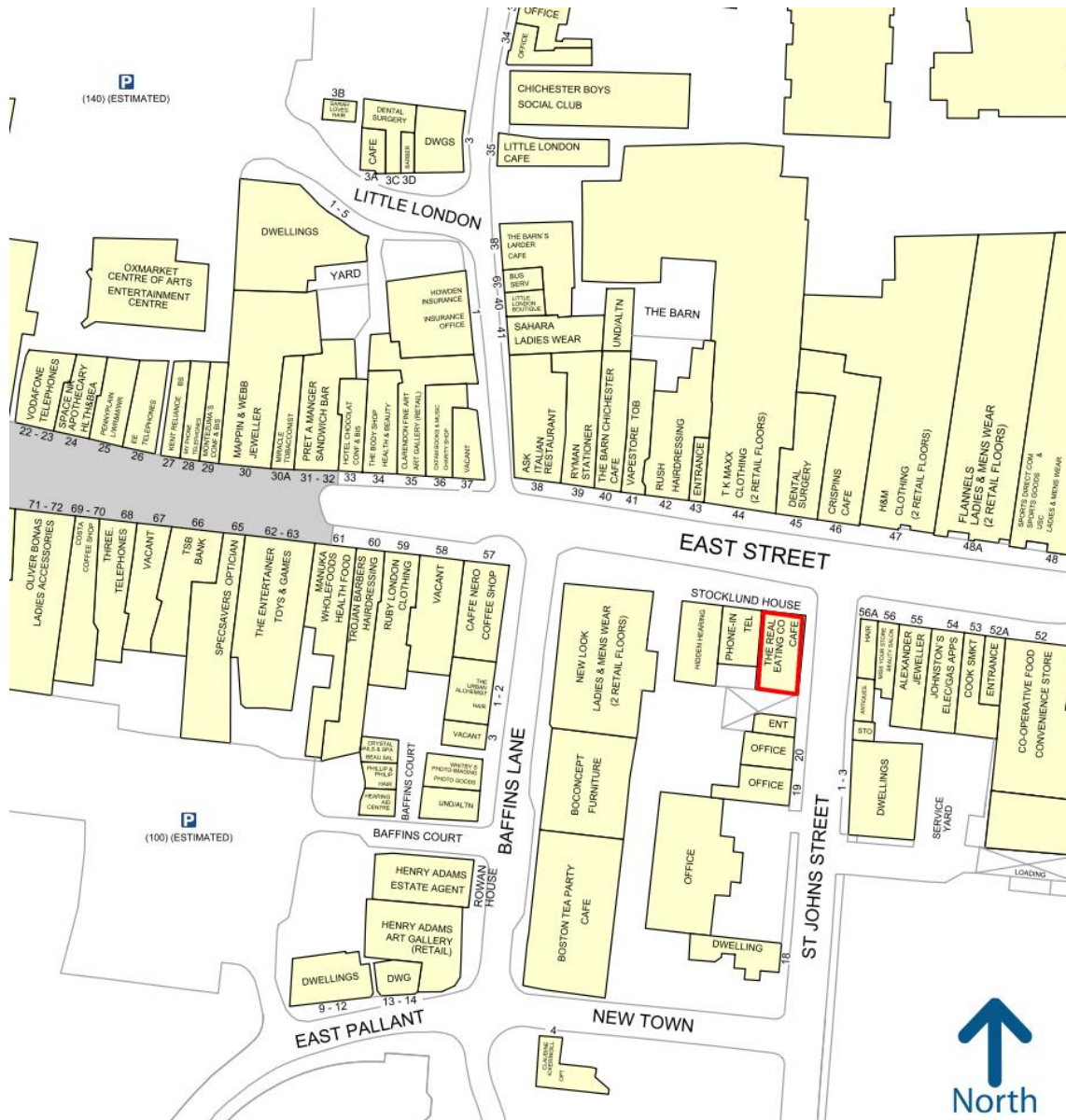
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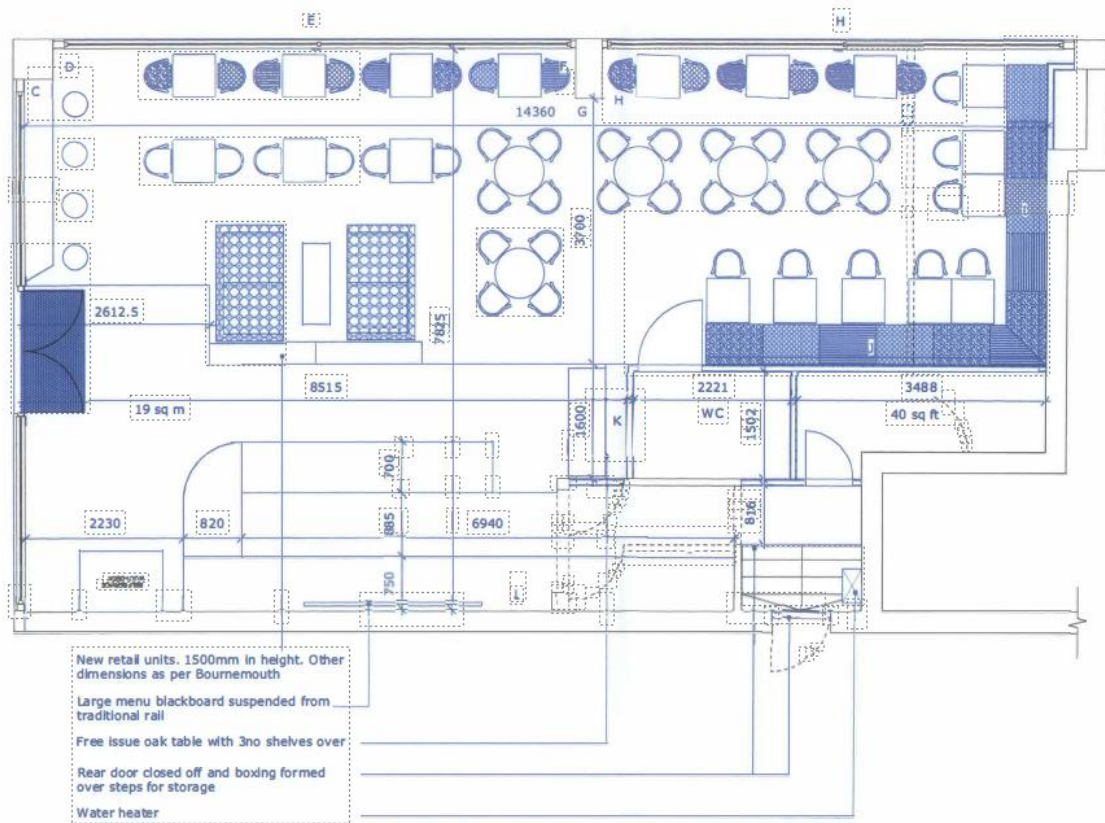
GOAD Map



For identification purposes only.



Floor Plan



For identification purposes only.