



3 Baffins Court
Baffins Lane, Chichester, West Sussex, PO19 1UA

TO LET

Well Located Class E Premises Sales Area - 393 sq ft

Key Features:

- Chichester is a busy and attractive Cathedral city
- Central position close to public car parks, bus and rail stations
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Open plan sales area
- New FRI lease available
- Rent £1,250 pcm
- 75% discount on rates payable until 31st March 2025
- Nearby occupiers include: The Urban Alchemist Hair Salon, Boston Tea Party, Henry Adams, New Look and Café Nero





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Location

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road.

The premises is located on Baffin's Lane, which is close to East Street, the main retailing street in Chichester. Car parks close by include the Cattle Market car park with 800+ spaces, Baffin's Lane car park with 86 spaces and East Pallant & Cawley Priory car parks with 240+ spaces.

Description

The subject property comprises a ground floor retail unit providing an open-plan sales area, with a WC located to the rear. The premises are suitable for a variety of uses falling within Use Class E.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor - Sales Area	393	36.51
Total	393	36.51

EPC

We understand the property has an EPC rating of C-63.

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 Order.

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 £1,250 per calendar annum exclusive.

Business Rates

Rateable Value (2023): £20,000.

All occupied retail, hospitality & leisure properties receive 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 that the property is not elected 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.

19 May 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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PROPERTY CONSULTANTS



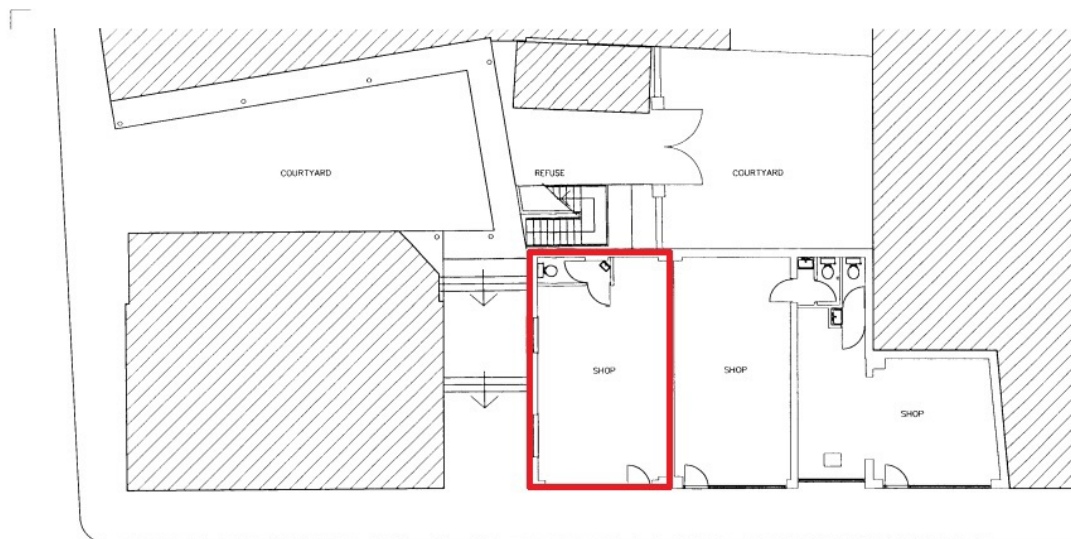
GOAD Map



For identification purposes only.



Floor Plan



For identification purposes only.