

Upper Floors  
68 North Street, Chichester, West Sussex, PO19 1LP

**TO LET**

**Class E Premises**  
Total Area - 1,193 sq ft

### Key Features:

- Chichester is a busy and attractive Cathedral city
- Suit a variety of uses, subject to planning
- Previous was a hair and beauty salon
- The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%
- Rent £1,250 pcm exclusive
- New FRI lease available (subject to obtaining vacant possession)
- Nearby occupiers nearby include Caffè Nero, Comics Games & Coffee, Luckes Bistro, L'Occitane and Marks & Spencer





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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, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

The building occupies a prominent location on the eastern side of North Street which is one of the principal retailing streets in the city. Nearby occupiers nearby include: Caffe Nero, Comics Games & Coffee, Luckes Bistro, L'Occitane and Marks & Spencer.

## Description

The accommodation forms the upper parts of a three storey Grade II Listed building. Internally, the upper floors are accessed from North Street via a lobby entrance and arranged over the first and second floors.

## Accommodation

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
Ground Floor	90	8.36
First Floor	522	48.49
Second Floor	581	53.97
Total	1,193	110.83

## EPC

We understand the property has an EPC rating of B.

## 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 (subject to obtaining vacant possession) for a term to be agreed at a commencing rent of £1,250 per month exclusive.

## Business Rates

Rateable Value (2023): £14,500

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8%.

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.

19 May 2025

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin  
s.martin@flude.com  
07800562509  
www.flude.com

Alex Halfacree  
alex.halfacree@flude.com  
01243 929135



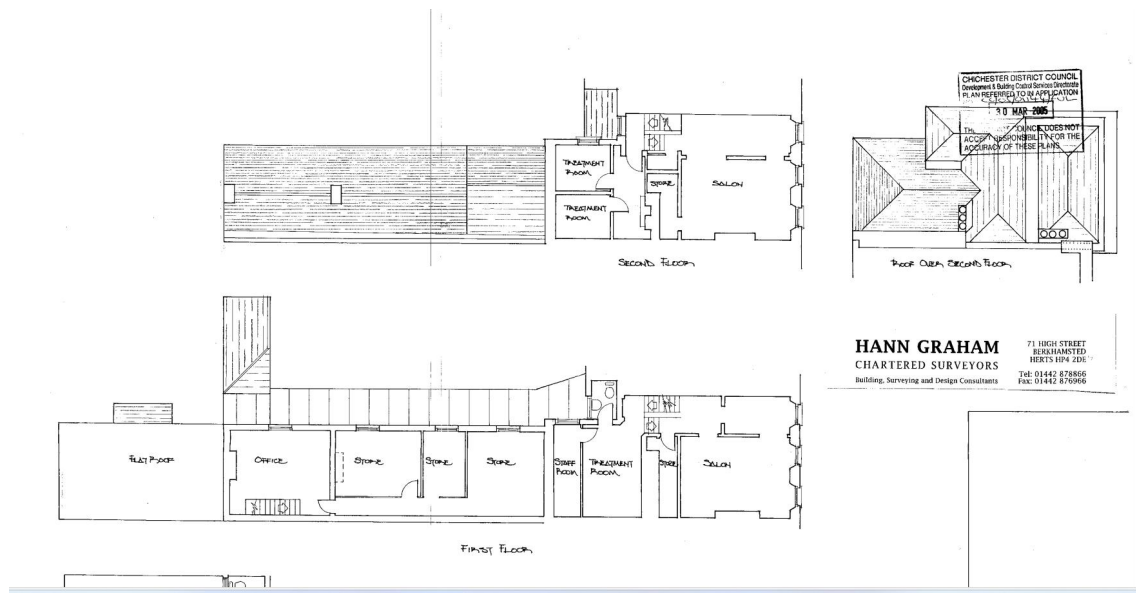
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PROPERTY CONSULTANTS





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## Floor Plan



For identification purposes only.