



TO LET

1A Adelaide Road
Chichester, West Sussex, PO19 7NG



1A Adelaide Road
Chichester, West Sussex, PO19 7NG

Key Features

- Chichester is a busy and attractive Cathedral city
- Established residential location
- Previously fitted as a take-away unit (requires a full fit out including new extraction)
- Ground Floor - 564 sq ft
- First floor two bedroom flat above (no kitchen)
- Rear garden
- 100% small business rate relief eligible and no VAT
- New FRI lease available
- Rent - £30,000 PAX



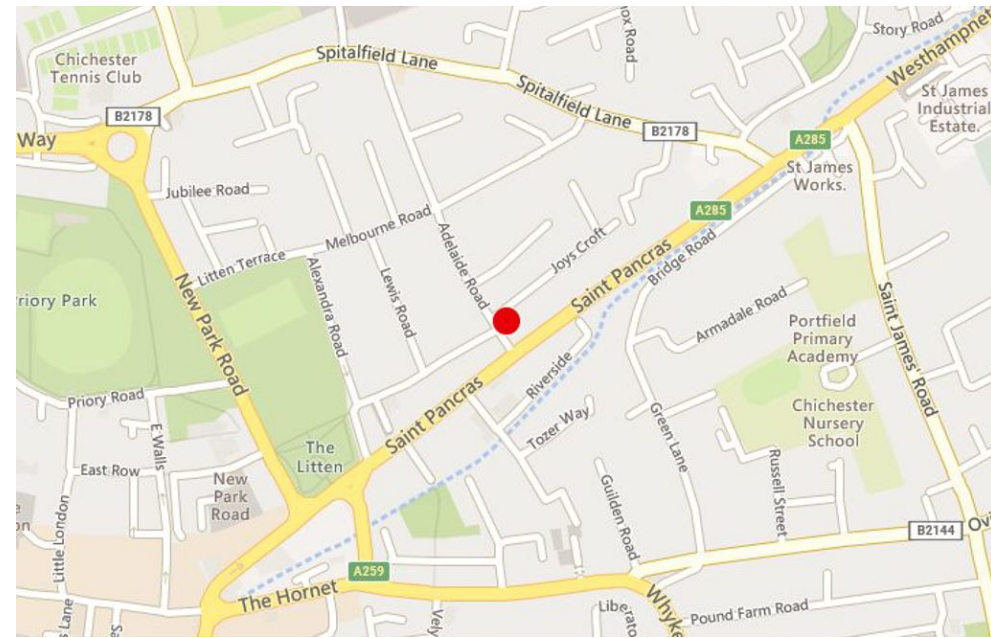


1A Adelaide Road
Chichester, West Sussex, PO19 7NG

Location & Situation

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.

Adelaide Road is a predominantly residential street located within approximately 0.7 miles of Chichester city centre.





Description & Accommodation

The property comprises a recently refurbished, detached two-storey retail unit, of traditional brick construction (painted finish) beneath a pitched tiled roof.

Internally, the ground floor was most recently used as a takeaway, and is arranged to provide a front sales area leading through to a commercial kitchen, with access to the rear garden. A detached storage room is located within the garden area.

The first floor provides residential accommodation, comprising two bedrooms, a spacious living room, WC, and a storage area.

Externally, the property benefits from a large rear garden with a store.

The accommodation has the following approximate Area:

Area	Sq Ft	Sq M
Ground Floor	564	52.4
First Floor Two Bedroom Flat	551	51.19
External Storage	96	8.92
Total	1,211	112.5





1A Adelaide Road
Chichester, West Sussex, PO19 7NG

Rateable Value

Rateable Value (2023): £8,200

The occupier may be entitled to 100% Small Business Rate relief.

Council tax band - TBC

EPC

We understand the property has an EPC rating of E (107).

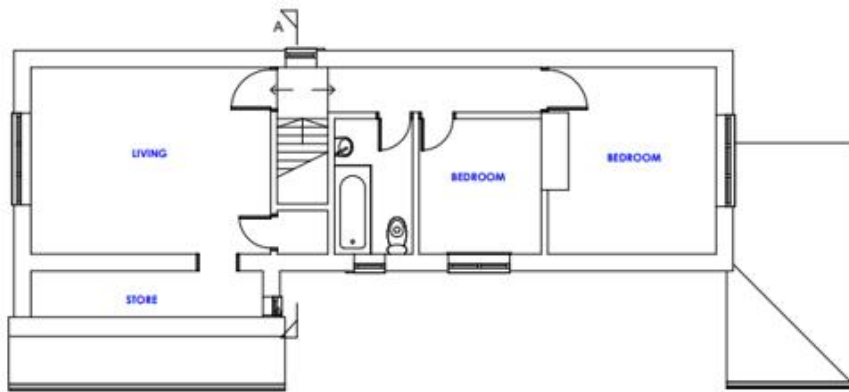
Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO uses that were categorised under the former UCO as A4, A5 (Hot Food Take-away) and some D2 uses (cinemas, concert halls, bingo halls and dance halls) are now regarded as a Sui Generis use. We therefore understand that the use of the subject premises is a Sui Generis use.

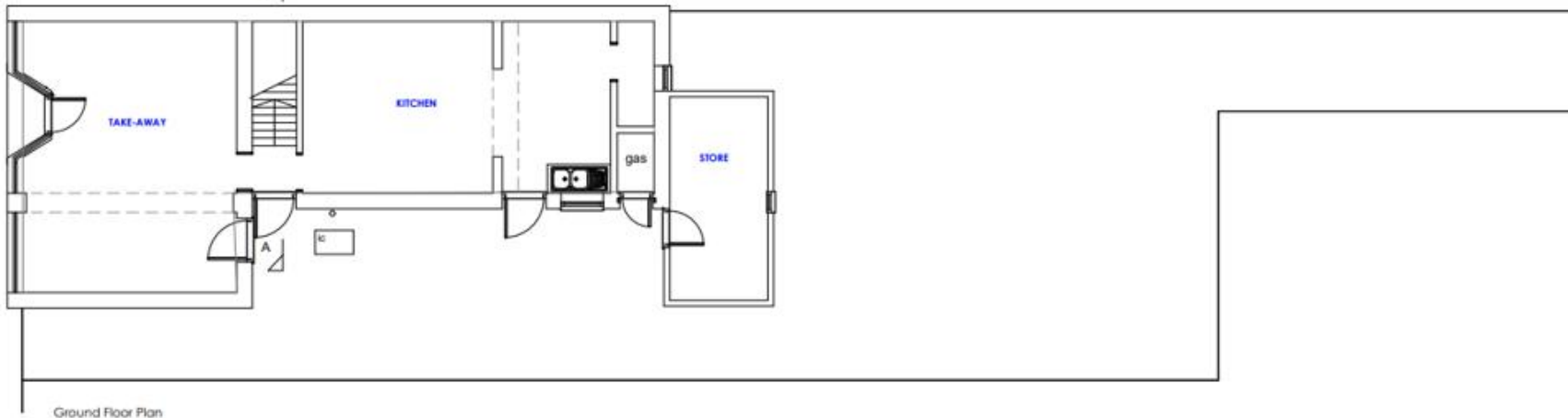




1A Adelaide Road
Chichester, West Sussex, PO19 7NG



First Floor Plan



Ground Floor Plan

FLOOR PLAN For identification purposes only.



1A Adelaide Road
Chichester, West Sussex, PO19 7NG

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 £30,000 per annum exclusive.

Premium sought for the leasehold interest, further details on request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is not registered for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

Noah Minchell
n.minchell@flude.com
01243 217302

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.

1 July 2025

