



19 Southgate
Chichester, West Sussex, PO19 1ES

TO LET

Substantial Class E Premises Sales Area - 4,047 sq ft

Key Features:

- Chichester is a busy and attractive Cathedral city
- Central position close to public car parks, bus and rail stations
- Open plan sales area
- Suitable for a variety of uses (stp)
- New FRI lease available
- Rent £65,000 pa
- Nearby occupiers 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 western side of Southgate and benefits from strong levels of pedestrian footfall and vehicular traffic.

Description

The property comprises a substantial Class E premises arranged over two floors. Internally, the ground floor provides open-plan retail accommodation, with ancillary space located on the first floor.

Accommodation

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

Area	Sq Ft	Sq M
Ground Floor - Sales Area	4,047	375.97
First Floor - Ancillary	2,696	250.46
Total	6,742	626.33

EPC

We understand the property has an EPC rating of C - 60.

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.

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

Rents and prices are quoted exclusive of, but may be subject to 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.

17 July 2025

Viewings and Further Information

Please contact the joint sole agents Flude Property Consultants:

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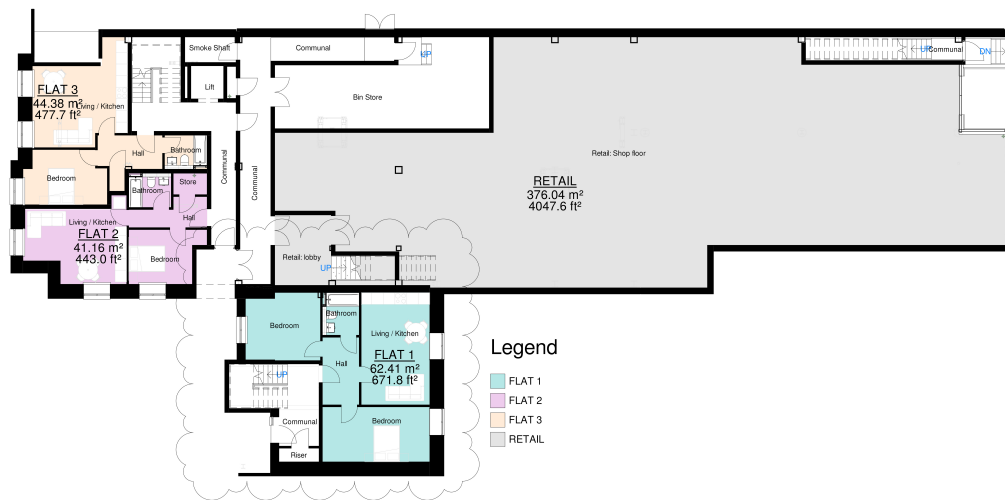
GOAD Map



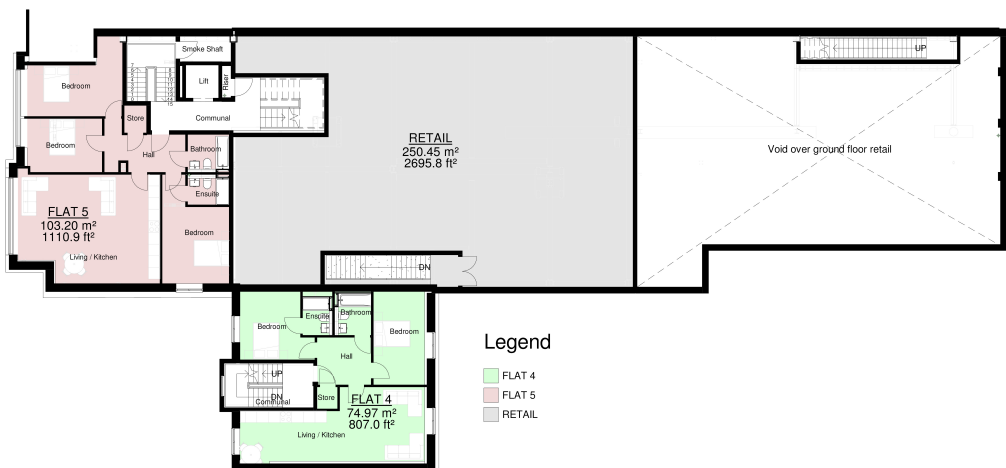
For identification purposes only.



Floor Plan



1 **0 Gnd Floor**
1 : 150



2 **1st Floor**
1 : 150

For identification purposes only.