



13 North Street
Chichester, West Sussex, PO19 1LB

TO LET

Prime Retail Unit with Uppers

Key Features:

- Chichester is a busy and attractive Cathedral city
- Central position close to the Market Cross
- Desirable retailing area
- Total NIA 2,478 sq ft
- New FRI lease available, subject to vacant possession
- Rent £60,000 pax
- Nearby occupiers include Boots, Robert Dyas, The White Company and M & S





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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 property is situated on the western side of North Street, which is fully pedestrianised. Nearby occupiers include, Boots, Robert Dyas, The White Company and M&S.

Description

The property comprises of a Grade II Listed terrace building arranged over the ground floor with three upper floors suitable for office and storage use.

Accommodation

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Sales Area	1,255	116.59
First Floor	422	39.2
Second Floor	463	43.01
Total	2,478	230.21

EPC

We understand the property has an EPC rating of C (65).

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

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 £60,000 per annum exclusive, subject to vacant possession.

Business Rates

Rateable Value (2023): £42,750

Following the Government's latest budget, it has been confirmed that Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business for applicable chargeable days from 1 April 2023 to 31 March 2025.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

VAT

We understand that the property is 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.

12 August 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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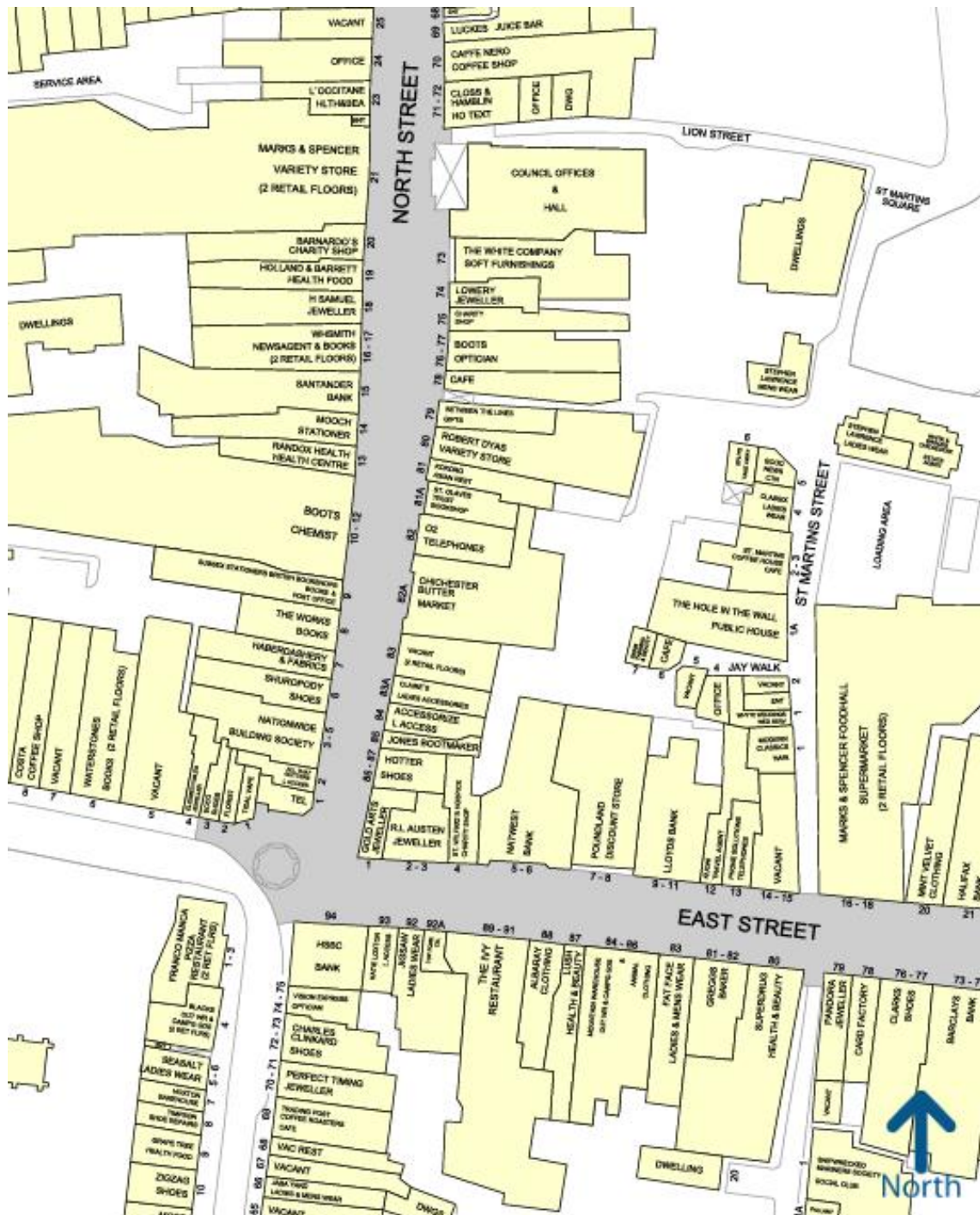
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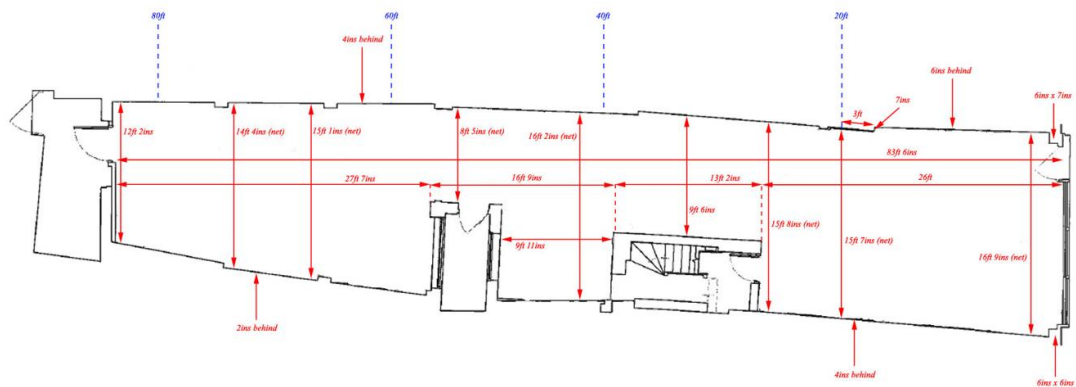
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GOAD Map



For identification purposes only.

Floor Plan



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