



**TO LET**

North Lodge  
15 Northgate, Chichester, West Sussex, PO19 1BJ





## Key Features

- The Cathedral City of Chichester is an historic and thriving administrative centre for West Sussex
- Chichester is a busy and attractive Cathedral city
- Grade II listed building
- Parking for around 13 vehicles
- Close to Town Centre
- Available for a variety of uses (STP) Including office, medical, destination retail and restaurant
- Rent £37,500 pax
- Total size 1,500 sq ft
- To let on new FRI lease
- Close proximity to the Festival Theatre





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## Location & Situation

The Cathedral City of Chichester is an historic and thriving administrative centre for West Sussex. The city is located approximately 65 miles south west of London 15 miles east of Portsmouth and 30 miles west of Brighton.





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## Description

North Lodge, 15 Northgate is a detached, Grade II listed building prominently positioned on the Northgate roundabout, a short distance from Chichester Festival Theatre.

The property comprises a two-storey E Class commercial unit, with additional basement accommodation and a gravelled front courtyard providing parking for approximately 13 vehicles.

Internally, the building has been recently refurbished and is configured into multiple separate rooms across the first and second floors, offering flexibility for various commercial uses. To the rear, there is a kitchenette and WC facilities.

This characterful building offers a rare opportunity to occupy a self-contained, listed E-Class property in a highly accessible and visible location within central Chichester.

We believe this space is well suited for a variety of uses, including offices, medical or healthcare services, day nurseries, and day centres







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## Rateable Value

Rateable Value (2023): £15,000

## EPC

We understand the property has an EPC rating of C.

## 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.

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





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## Terms

The property is available to let by way of a new full repairing and insuring lease at an initial rent of £37,500 pax.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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



## Further Information

Please contact the sole agents Flude Property Consultants:

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29 September 2025

