



TO LET

27 East Street
Chichester, West Sussex, PO19 1HS



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Key Features

- Chichester is an attractive Cathedral city
- Prominent situation on strong pedestrian thoroughfare
- East Street is busy and commercially diverse
- Upper floors 734 sq ft
- Open plan retail unit
- Rent: £36,000 pax
- New FRI lease available
- Occupiers on East Street include Marks & Spencer, EE, Specsavers, Mint Velvet, Barclays, TSB, Costa Coffee, Three and Oliver Bonas



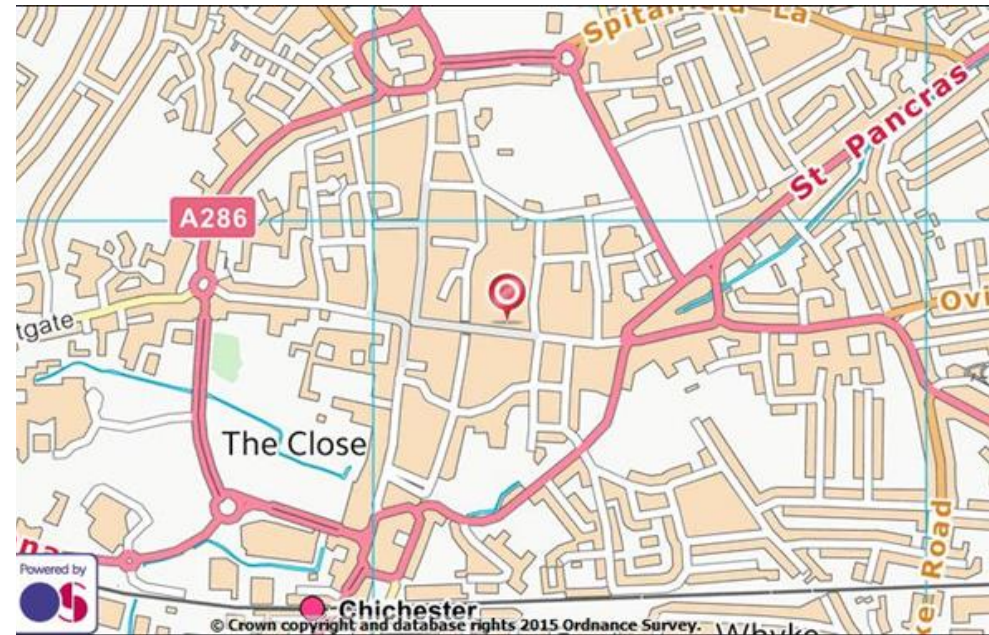


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Location & Situation

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.

East Street serves as one of the city centre's principal thoroughfares and is characterised by national and independent retailers.





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Description & Accommodation

The premises comprise of a self-contained retail unit arranged over three floors. Internally, the ground floor provides an open plan sales area, with office and ancillary storage accommodation on the upper floors. The unit also benefits from a small basement.

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

Area	Sq Ft	Sq M
Ground	487	45.24
First	424	39.39
Second	310	28.8
Basement	268	24.9
Total	1,489	138.33





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Rateable Value

Rateable Value (2023): £21,500

Future Rateable Value (1st April 2026): £20,000

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.

EPC

Commissioned.

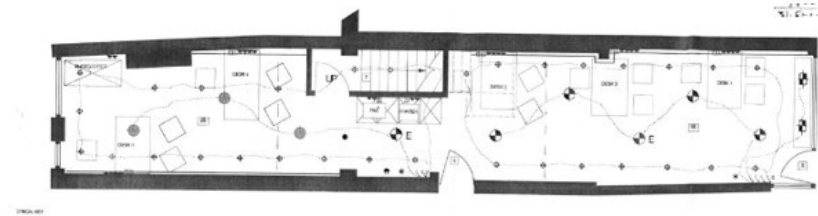
Planning

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.

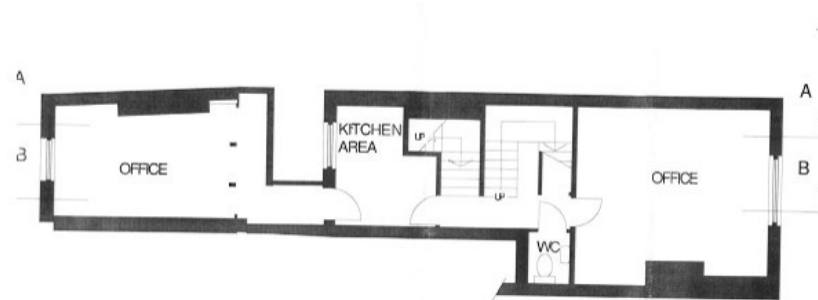




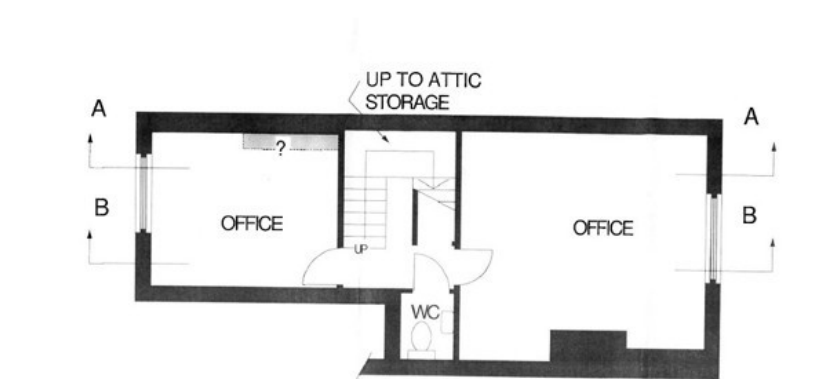
Ground Floor



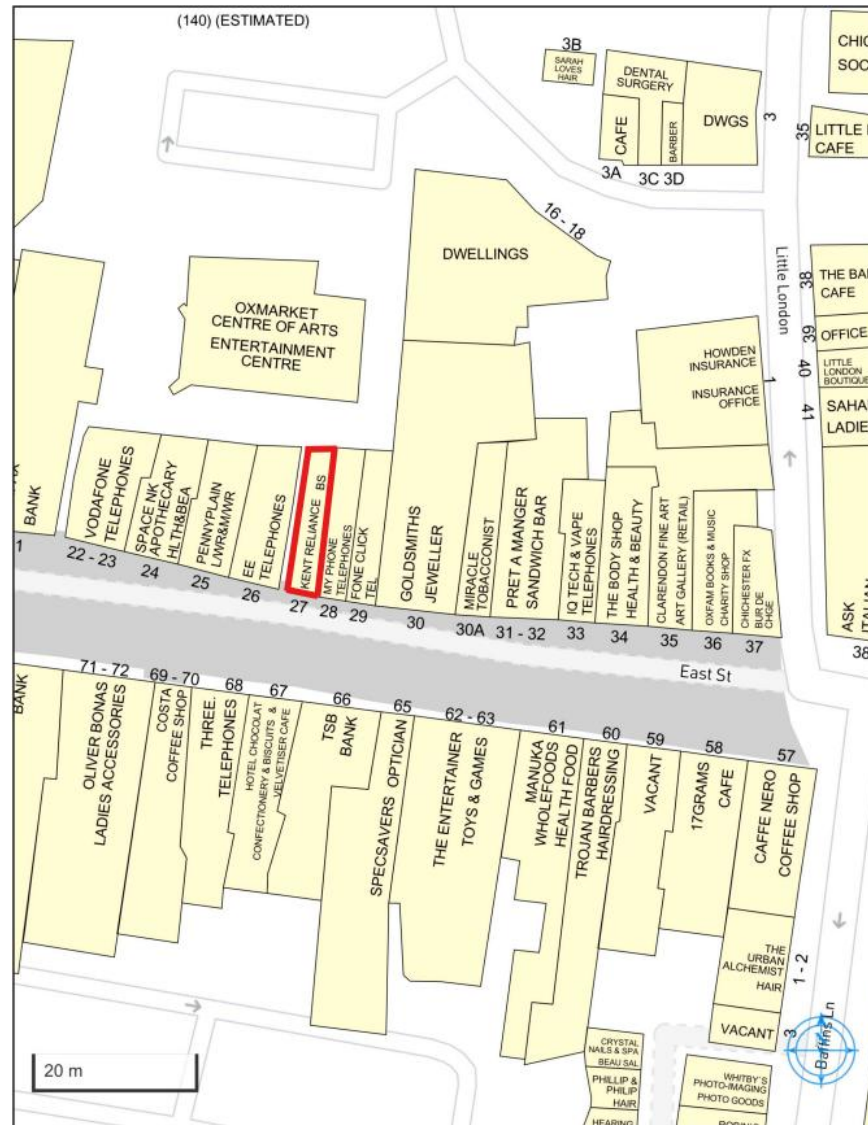
First Floor



Second Floor



FLOOR PLAN For identification purposes only.



GOAD PLAN For identification purposes only.



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Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

Sebastian Martin
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07800 562509

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19 December 2025

