



CGI - SINGLE FRONTED UNIT

TO LET

7-8 East Street, Chichester
West Sussex, PO19 1HE



Key Features

- Chichester is a busy and attractive Cathedral city
- Central position opposite the Market Cross
- Substantial frontage (10.82m Net)
- Desirable retailing area
- Options to create a smaller ground floor unit ranging from approximately 1,000 sq ft, with alternative layouts providing units of circa 1,800 sq ft, 2,500 sq ft or up to 3,300 sq ft
- New FRI lease
- Rent on application
- Nearby occupiers include Mountain Warehouse, The Ivy, Joules, HSBC, Franca Manco, Fat Face, M&S and Superdrug

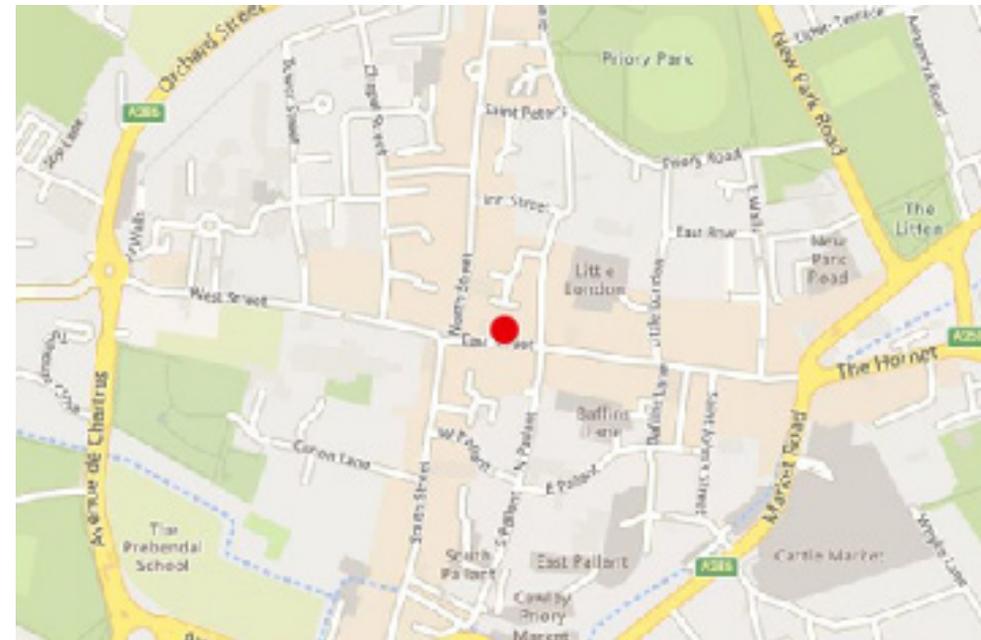




Location & Situation

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 property is situated in a central position on the southern side of East Street, which is full pedestrianised and close to the Market Cross. Nearby occupiers include Mountain Warehouse, The Ivy, Joules, HSBC, Franca Manco, Fat Face, M&S and Superdrug.





Description & Accommodation

The property comprises a three-storey terraced building arranged to provide retail accommodation at ground floor level, with ancillary storage areas, a staff kitchen and WC facilities located on the first floor. The second floor provides additional storage accommodation together with a dedicated plant room. The unit benefits from rear servicing and a goods lift.

There are several configuration options available to subdivide the accommodation, enabling the creation of a smaller ground floor unit ranging from approximately 1,000 sq ft, with alternative layouts providing units of circa 1,800 sq ft, 2,500 sq ft, or up to 3,300 sq ft, subject to detailed design and statutory consents.

The property has a Net Frontage of approximately 10.82 metres and a Gross Frontage of approximately 12.17 metres.

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

Area	Sq Ft	Sq M
Sales Area	4,035 sq ft	374.86 sq m
Ancillary	458 sq ft	42.55 sq m
First Floor	4,239 sq ft	393.82 sq m
Second Floor	511 sq ft	47.47 sq m
Total	9,243 sq ft	858.70 sq m





Rateable Value

Rateable Value (2026): £150,000.

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of D (12 October 26).

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





FLOOR PLAN For identification purposes only



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Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. Rent on application.

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.

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 joint sole agents Flude Property Consultants and Joint Agent Company

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10 February 2026

