



51 South Street
Chichester, West Sussex, PO19 1DS

TO LET

Attractive Retail Unit Total Size 935

Key Features:

- Chichester is a busy and attractive Cathedral city
- Central position close to public car parks, bus and rail stations
- Open plan retail
- New EFRI lease available
- Rent £41,000 pax
- South Street accommodates a number of national retailers including, Mistral, White Stuff, Sweaty Betty, Jo Malone and Tesco Express
- There are also a number of upmarket eateries including Wagamama, Cote Brasserie, Prezzo and Piccolinos





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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 South Street, which is a prominent shopping destination within Chichester City Centre.

Description

The property comprises a Grade II Listed three storey building, with the retail unit arranged over the ground floor only. Internally, the shop provides open plan retail space with a WC and staff area to the rear.

Accommodation

We have measured and calculate the premises to have an approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Total NIA	935	86.86
Total	935	86.86

EPC

We understand the property has an EPC rating of D.

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.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £41,000 per annum exclusive.

Business Rates

Rateable Value (2026): £29,250

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.

25 February 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Josh Gettins
j.gettins@flude.com
07545 846799
www.flude.com

Sebastian Martin
s.martin@flude.com
07800 562509

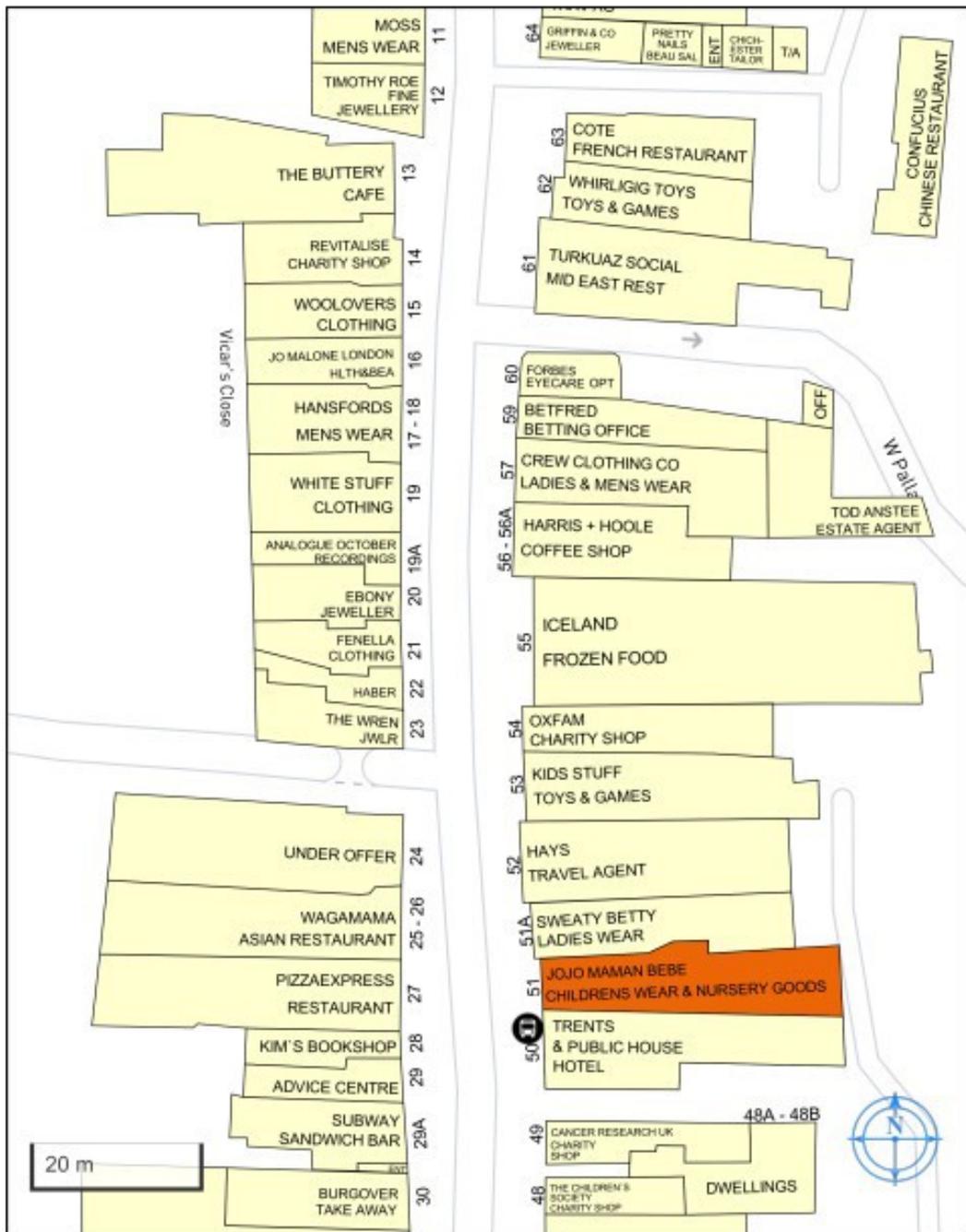




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GOAD Map

Chichester (Organisation)
Modified: 25-Feb-26 18:31:07 / Surveyed: 12-Jun-25



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Floor Plan

For identification purposes only.