



TO LET

1 Stocklund House
East Street, Chichester, West Sussex, PO19 1JE



Key Features

- Chichester is an attractive and historic cathedral city
- East Street, one of the city's prime pedestrianised retail thoroughfares
- Modern open plan retail premises
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Rent £49,500 pax
- New FRI lease available
- Nearby occupiers include Hidden Hearing, Coop, New Look, TK Maxx, Flannels, Sports Direct, H&M, and ASK Italian

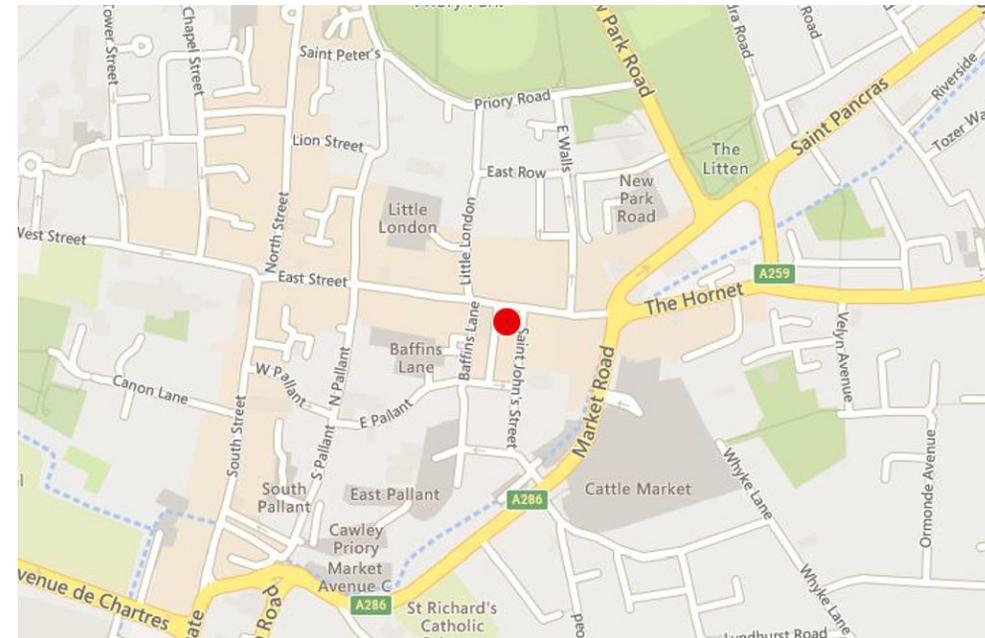




Location & Situation

Chichester is an attractive and historic cathedral city, serving as the county town of West Sussex. Strategically positioned along the A27 south coast trunk road, the city benefits from excellent connectivity, lying approximately 15 miles east of Portsmouth and 30 miles west of Brighton. Chichester also offers a direct mainline rail service to London Victoria, enhancing its appeal for both commuters and commercial occupiers.

The subject property is prominently located on the southern side of East Street, one of the city's prime pedestrianised retail thoroughfares. The immediate vicinity features a strong retail line-up, with national occupiers including Hidden Hearing, Coop, New Look, TK Maxx, Flannels, Sports Direct, H&M, and ASK Italian, ensuring consistent footfall and commercial vibrancy.





Description & Accommodation

The property occupies a prominent corner position, benefitting from excellent visibility and return frontage. The subject accommodation is situated at ground floor level and is currently configured as a coffee shop. However, the premises is considered suitable for a variety of alternative uses, subject to the necessary consents.

Area	Sq Ft	Sq M
Ground Floor - Sales Area	1,056	98.1
Total	1,056	98.1

[Click here to take a virtual tour](#)





Rateable Value

Rateable Value (2026): £44,000.

Occupiers will pay approximately 38% of this per annum.

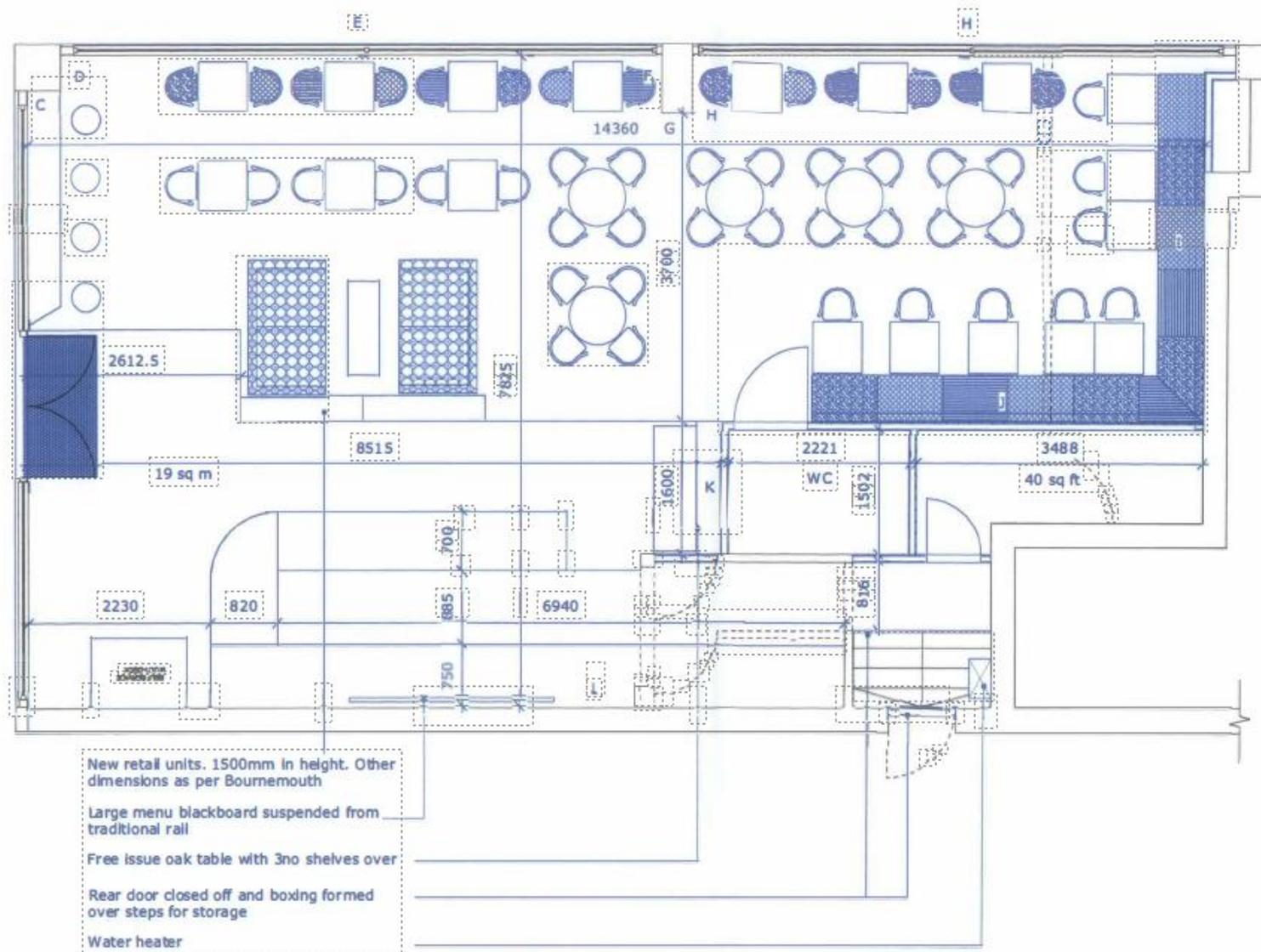
EPC

We understand the property has an EPC rating of D.

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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GOAD PLAN For identification purposes only.



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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 £49,500 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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2 March 2026

