



TO LET

38 Little London
Chichester, PO19 1PL



Key Features

- Chichester is a busy and attractive Cathedral city
- Situated in busy retail location close to M&S car park
- Large city centre retail unit
- Open plan sales area
- New FRI lease available
- Rent £27,500 PAX
- Nearby occupiers include TK Maxx, ASK, Sahara and Little London Boutique





Location & Situation

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

The property is situated on Little London, opposite the main entrance to one of the city's principle car parks which links to Marks and Spencer. Nearby occupiers include TK Maxx, ASK, Sahara and Little London Boutique.





Description & Accommodation

The ground floor forms part of an attractive Grade II listed period building, featuring a characterful red brick façade with retained architectural detailing. The retail frontage includes a modern bow shop window to the northern end, together with an additional display window and entrance set within the original flat-arched openings with decorative surrounds.

The unit benefits from a distinctive and well-presented frontage, incorporating features such as fluted framing to the entrance and traditional brickwork detailing, providing an appealing presence suitable for a variety of retail and leisure occupiers.

We have measured and calculate the accommodation to have the following approximate net internal floor area:

Area	Sq Ft	Sq M
Ground Floor	1,338	124.3
Total	1,338	124.3





Rateable Value

Rateable Value (April 2026): £45,250

Retail, hospitality and leisure occupiers are expected to pay approximately 38% of the Rateable Value. Interested parties are advised to make their own enquiries with the local authority.

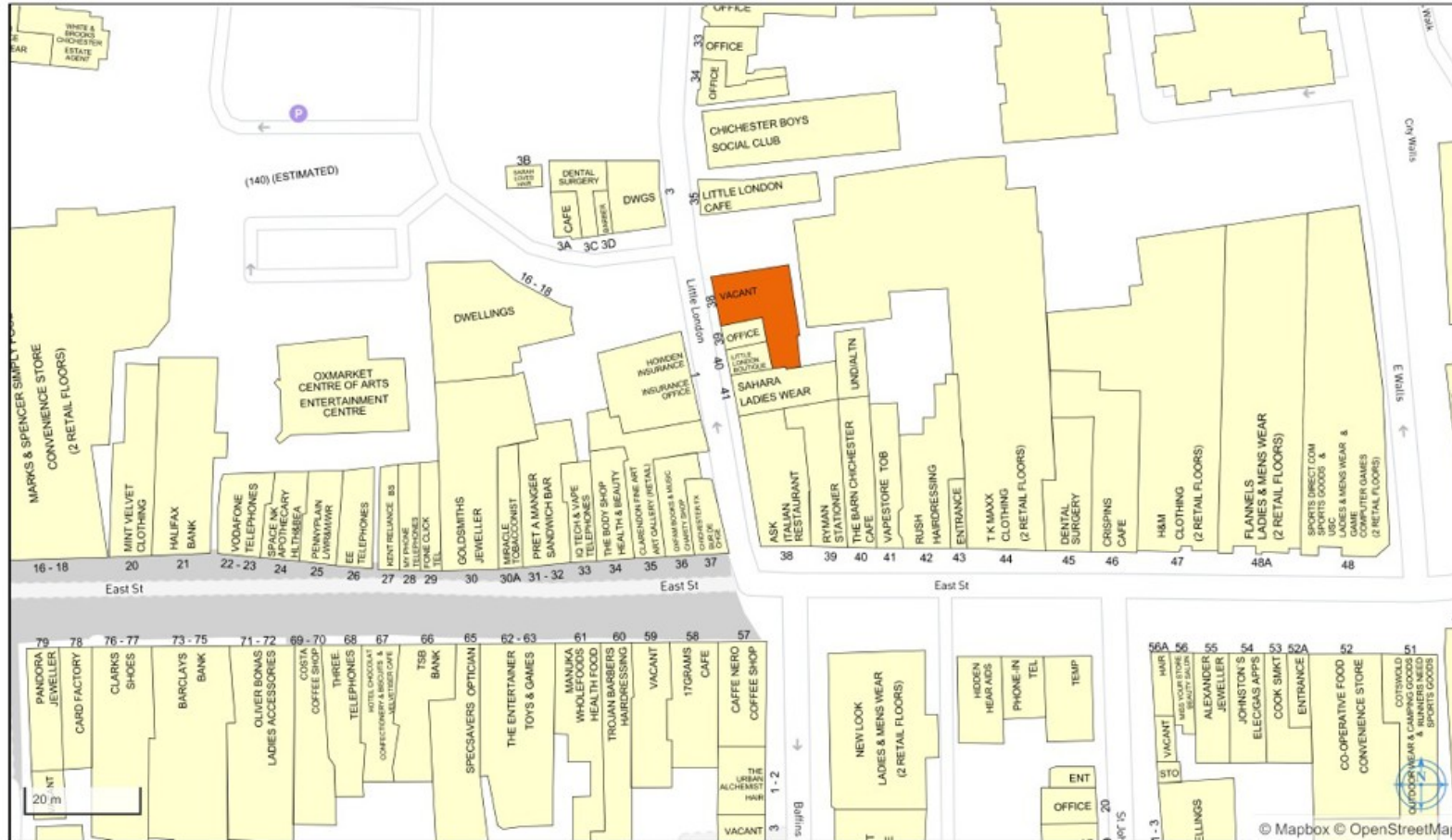
EPC

We understand the property has an EPC rating of 'C' .

Planning

We understand that the premises benefit from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 2020.





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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 £27,500 per annum exclusive.

The buildings insurance is to be advised but recent premiums have been around the £750 per annum and the service charge £250 per quarter.

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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7 April 2026

