



TO LET

21 East Street
Chichester, West Sussex, PO19 1HP



Key Features

- Chichester is an attractive and historic cathedral city
- East Street is one of the city's prime pedestrianised retail thoroughfares
- Mainly open plan retail space
- Overall size 5,399 sq ft
- Rear yard with parking for 6 vehicles
- New FRI lease
- Rent £150,000 pax
- Nearby occupiers include Mountain Warehouse, The Ivy, Joules, HSBC, Franca Manco, Fat Face, M&S and Superdrug
- Virtual Tour - <https://my.matterport.com/show/?m=dNCURpzA6zf>



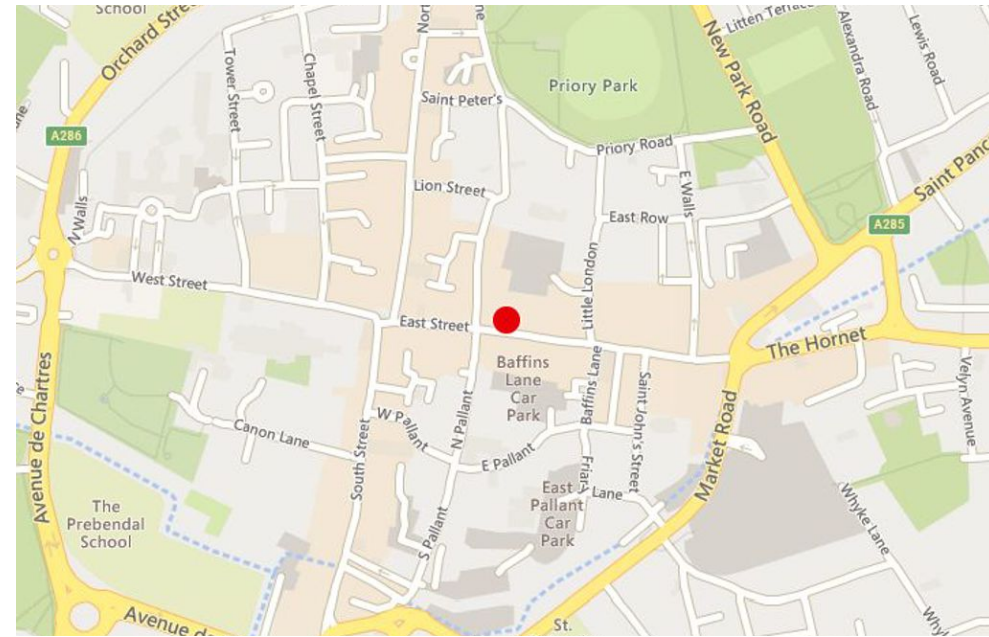


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Location & Situation

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 fully 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 an attractive end-of-terrace period building arranged over three storeys with a basement. It is Grade II Listed and located within the Central Conservation Area of Chichester.

Internally, the accommodation is currently arranged as a former banking hall with offices and meeting rooms at ground floor level, with additional cellular accommodation on the upper floors and storage and vault facilities in the basement.

Externally, the building benefits from traditional brick elevations with slate pitched roofs and character architectural features. To the rear is a secure enclosed yard providing parking for approximately six vehicles, with access from Little London Car Park.

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

Area	Sq Ft	Sq M
Sales Area	2,630	244.33
Basement	555	51.56
First Floor	1,047	97.27
Second Floor	1,167	108.41
Total	2,630	244.33

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





Rateable Value

Rateable Value (2026): £98,000

EPC

We understand the property has an EPC rating of D (expiry date - 12/03/2034).

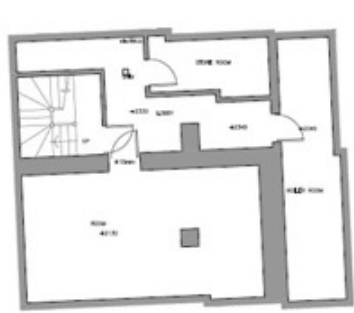
Planning

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.

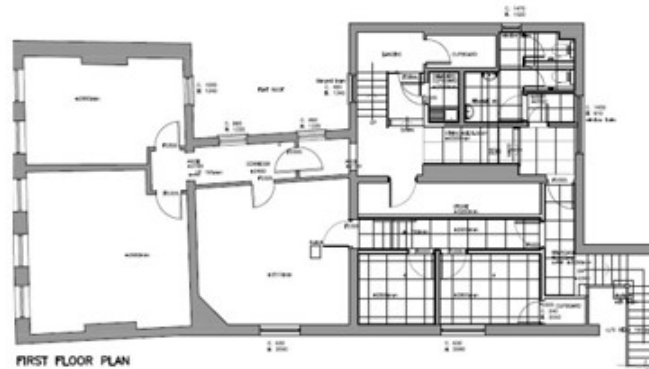




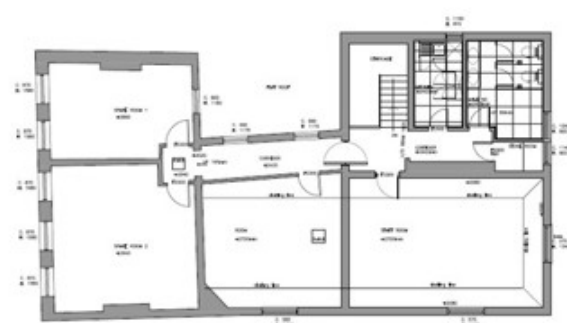
GROUND FLOOR PLAN



BASEMENT PLAN

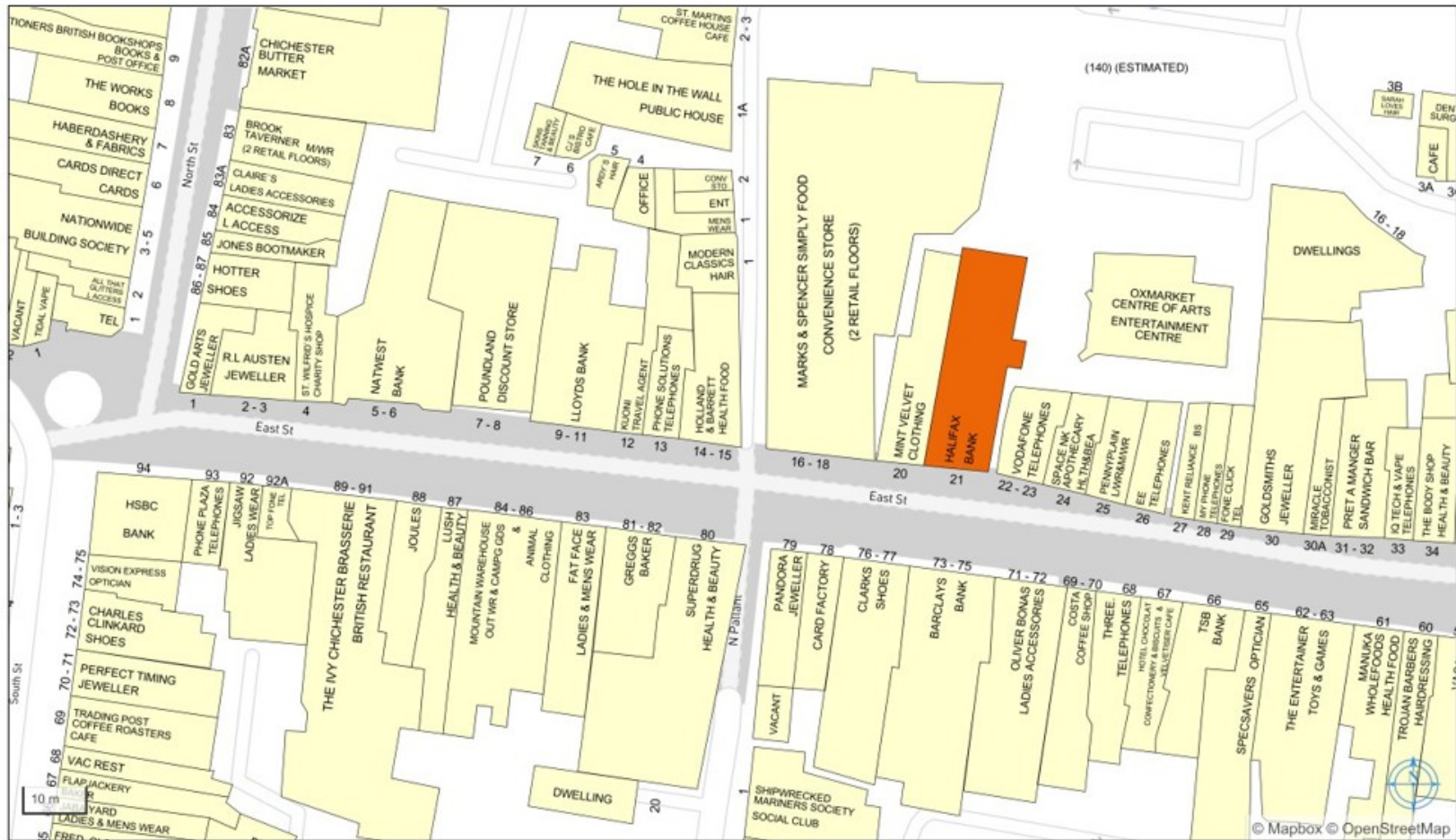


FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR PLAN For identification purposes only.



GOAD 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 at a commencing rent of £150,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for 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 sole agents Flude Property Consultants:

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2 June 2026

