



TO LET

51 South Street
Chichester, West Sussex, PO19 1DS



Key Features

- Chichester is a busy and attractive Cathedral city
- Prominent prime South Street pitch within Chichester city centre's principal retailing thoroughfare
- Located amongst a strong mix of national fashion and lifestyle operators including Crew Clothing, White Stuff, Jo Malone and Sweaty Betty, reinforcing suitability for apparel-led occupation
- Open plan retail space suitable for a variety of uses
- Existing fashion-style fit-out, enabling quick occupation with minimal capital expenditure
- New EFRI lease available
- Rent £37,500 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
- Excellent accessibility with nearby public car parks and mainline rail connections to London supporting regional draw





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Location & Situation

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 & Accommodation

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.

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

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





Rateable Value

Rateable Value (2026): £29,250

Occupiers will pay approximately 38% of this per annum.

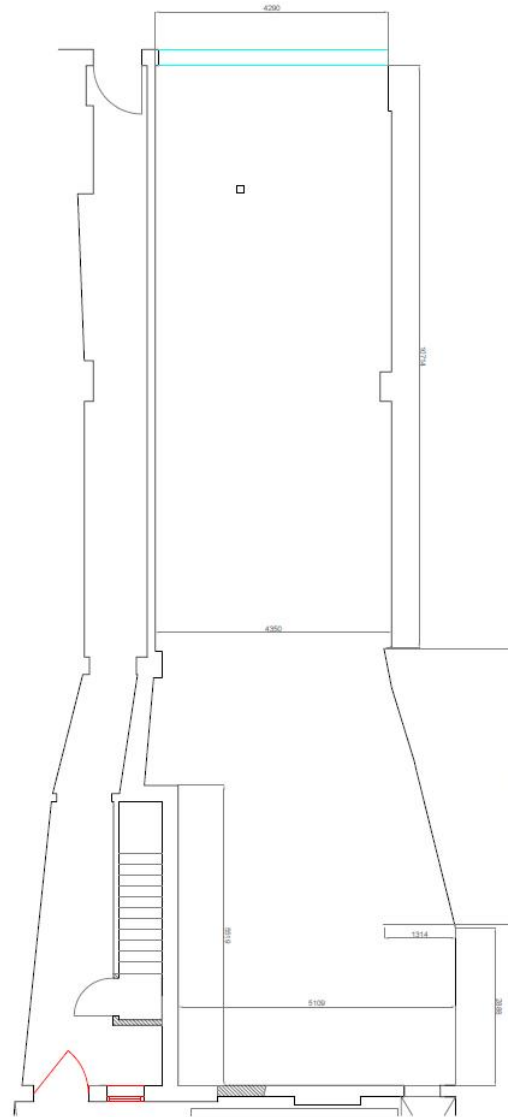
EPC

We understand the property has an EPC rating of D.

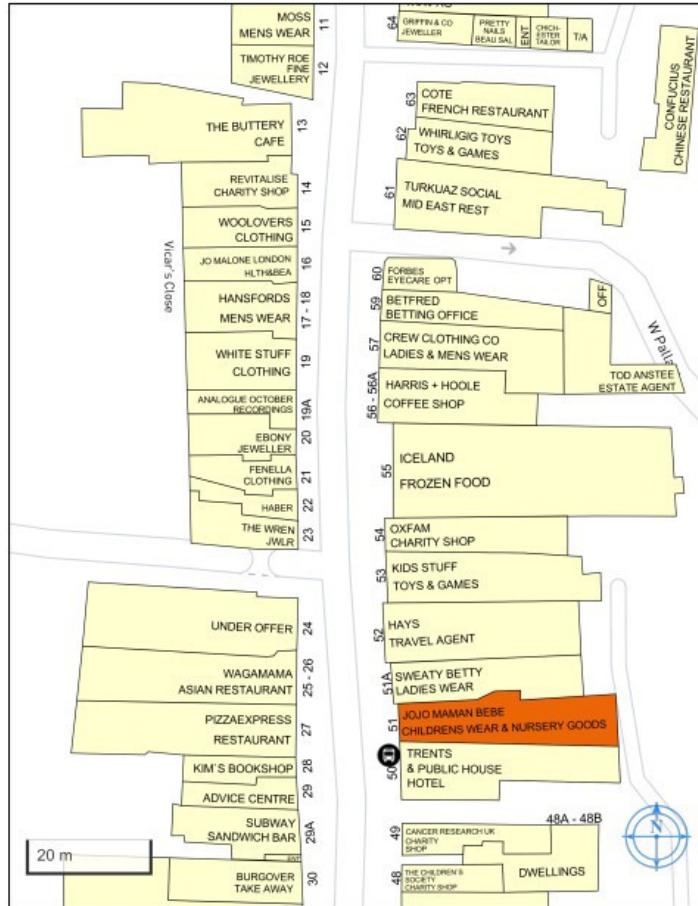
Planning

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.





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 (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £37,500 per annum exclusive.

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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20 May 2026

