



TO LET

4 South Street
Chichester, West Sussex, PO19 1EH



Key Features

- Prime city centre retail location close to the Market Cross within Chichester's principal shopping pitch
- Positioned on South Street, a key semi-pedestrianised retail thoroughfare with strong footfall
- Attractive mid-terrace retail premises arranged over ground and first floors
- Additional basement accommodation providing storage, kitchen and staff WC facilities
- Flexible trading configuration suitable for retail, showroom or service occupiers (Class E)
- New FRI lease available
- Rent £80,000 pax
- Strong neighbouring occupier profile including HSBC, Vision Express, Seasalt and Moss Bros supporting retail prominence

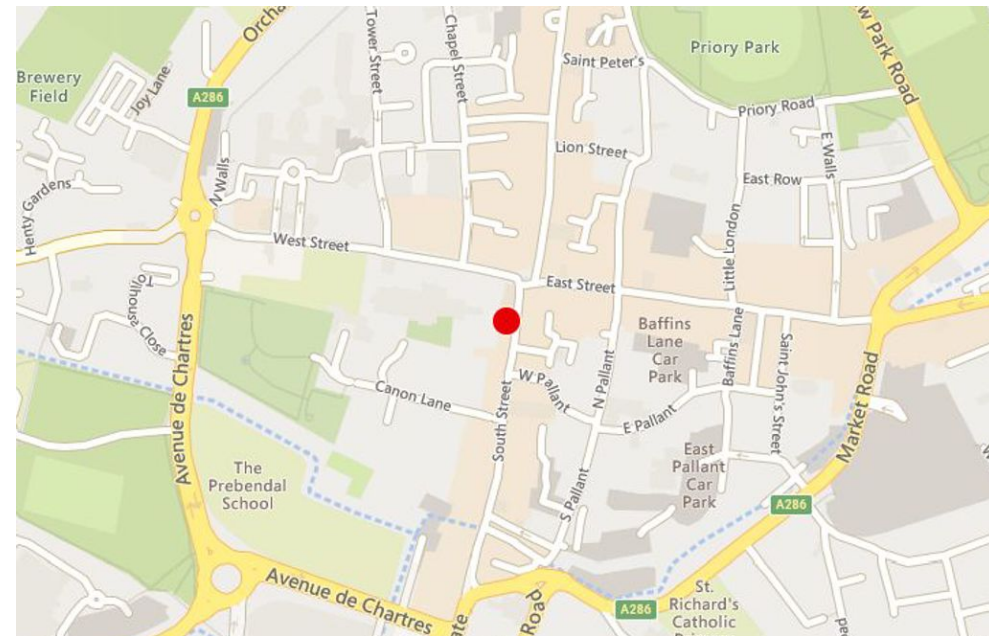




Location & Situation

The property occupies a prominent position on the eastern side of South Street, close to its junction with Chichester Market Cross within the city's established prime retail core. South Street forms one of the principal retail thoroughfares linking the pedestrianised centre with Chichester Cathedral and surrounding historic streets, benefiting from strong and consistent pedestrian footfall.

The immediate locality accommodates a balanced mix of national multiples and established independent retailers including HSBC, Vision Express, Trading Post, Grapetree, Seasalt, Zigzag, Fredo's Travel, Timpson and Moss Bros, reinforcing the strength of this pitch as a core retail destination within the city centre.





Description & Accommodation

The property comprises an attractive mid-terrace retail premises arranged over ground and first floors, with additional ancillary accommodation at basement level.

Internally, both the ground and first floors are configured to provide open retail sales space, offering a clear and flexible trading layout. The basement provides valuable support accommodation, incorporating storage areas, staff kitchen facilities and WC provision, thereby enhancing the overall operational functionality of the unit.

We have measured and calculated the accommodation to have the following approximate Net Internal Areas (NIA):

Area	Sq Ft	Sq M
Ground Floor Sales Area	1,062	98.66
First Floor Sales Area	1,192	110.74
Basement	1,019	94.67
Total	3,273	304.06

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





Rateable Value

We have made enquiries regarding the rating tax assessment for the property, as follows:

Rateable Value (2026): £69,500

EPC

We understand the property has an EPC rating of C (expiry date - 18/11/2031).

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.





Create PDF Space



Chichester (Organisation)

Modified: 29-Apr-26 16:28:52 / Surveyed: 12-Jun-25



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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 an initial rent of £80,000 pax.

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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11 May 2026

