



TO LET

Fernleigh
40 North Street, Chichester, West Sussex, PO19 1LX



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Key Features

- Prominent city centre position close to public car parks
- Grade II Listed Building
- Property suitable for E Class uses including office, sales, showroom, fitness and healthcare.
- Flexible terms
- Great work environment
- 10 minutes from bus and railway stations





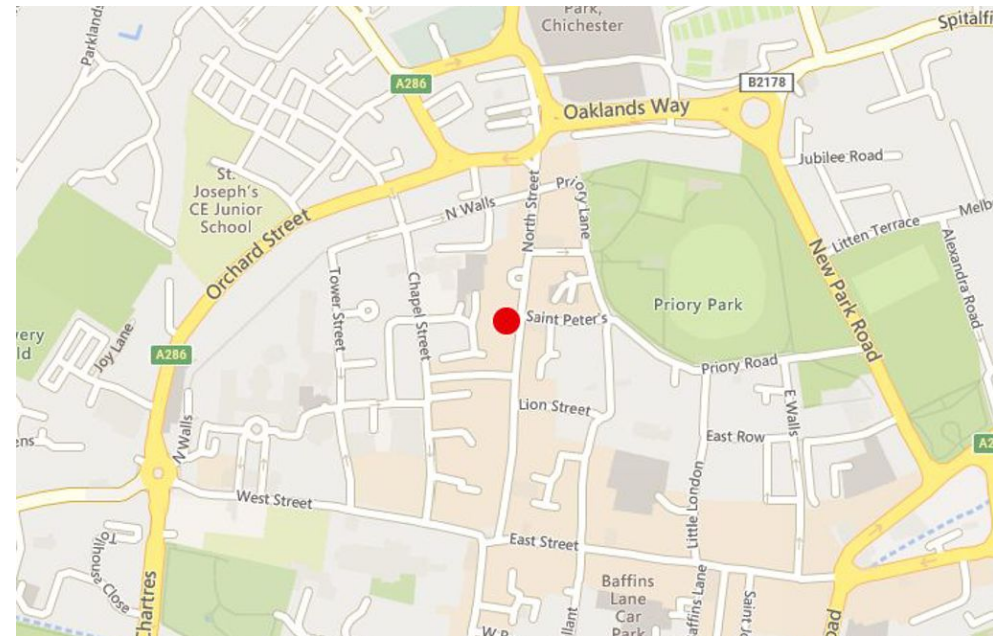
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Location & Situation

Chichester, located approximately 66 miles south west of London, is an attractive cathedral city and is the county town of West Sussex. The city is situated close to the A27 dual carriageway and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. The railway station provides direct access to London Victoria (93 mins).

Fernleigh occupies a prominent city centre position on one of the city's four main retailing streets and also benefits from easy vehicular access to the A268 inner ring road and the A27. It is on the edge of the city's prime shopping area and within a few minutes' walk of the cathedral and the renowned Festival Theatre. It therefore offers the convenience of a central business location together with the benefit of retail and leisure opportunities on the doorstep. Chichester's rail and bus stations are approximately a 10-minute walk.

The property is also within close proximity of a number of car parks for staff where season tickets are available. Priory Park is within 300 metres giving excellent amenity space at lunchtime. Nearby restaurants in North Street include Bill's and Purchases, both notable eateries in Chichester, in addition to many nearby coffee shops with many nationals represented.





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Description & Accommodation

Fernleigh is an attractive Grade II listed flint and brick building, offering characterful accommodation within a prominent setting. The property is anchored by Cowdray Farm Shop & Café at ground and part first floor level, creating an established destination with consistent footfall. The landlord is seeking to build on this by creating a vibrant retail hub, with opportunities for complementary occupiers across the upper floors.

The available accommodation comprises three open-plan rooms across the first and second floors, all benefiting from good natural light, neutral finishes and wood-effect flooring. The second floor provides two flexible suites, one with exposed timber beams adding further character, while the first floor offers a well-positioned unit above the active ground floor uses. The spaces are suitable for a variety of occupiers including boutique retail, studio, wellness or office-based uses, and provide a rare opportunity to trade from within a distinctive period building.

Fernleigh are inviting local, like minded small businesses to open concessions within Chichester's premier city centre location.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Studio 1	385	35.77
Studio 2	552	51.28
Room 3	700	65.03
Total	1,637	152.08





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Rateable Value

More information on request

EPC

More information on request

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.





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Terms

The suites are available to let by way of a new lease for a term to be agreed at a commencing inclusive base rent of £10 per sq plus an overage on sales.

Further information on request.

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:

Noah Minchell
n.minchell@flude.com
01243 217302

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8 June 2026

