



TO LET

52 South Street
Chichester, West Sussex, PO19 1DS



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Key Features

- Chichester is a busy and attractive Cathedral city
- Prominent South Street pitch within Chichester city centre's principal retailing thoroughfare
- Excellent accessibility with nearby public car parks and mainline rail connections to London supporting regional draw
- Open plan retail space suitable for a variety uses, plus basement storage
- New EFRI lease available
- Rent £42,500 pax
- South Street accommodates a number of national retailers including Crew Clothing, White Stuff, Sweaty Betty, Jo Malone and Tesco Express
- There are also a number of upmarket eateries including Wagamama, Cote Brasserie, Prezzo and Piccolinos
- Located amongst a strong mix of national fashion and lifestyle operators including



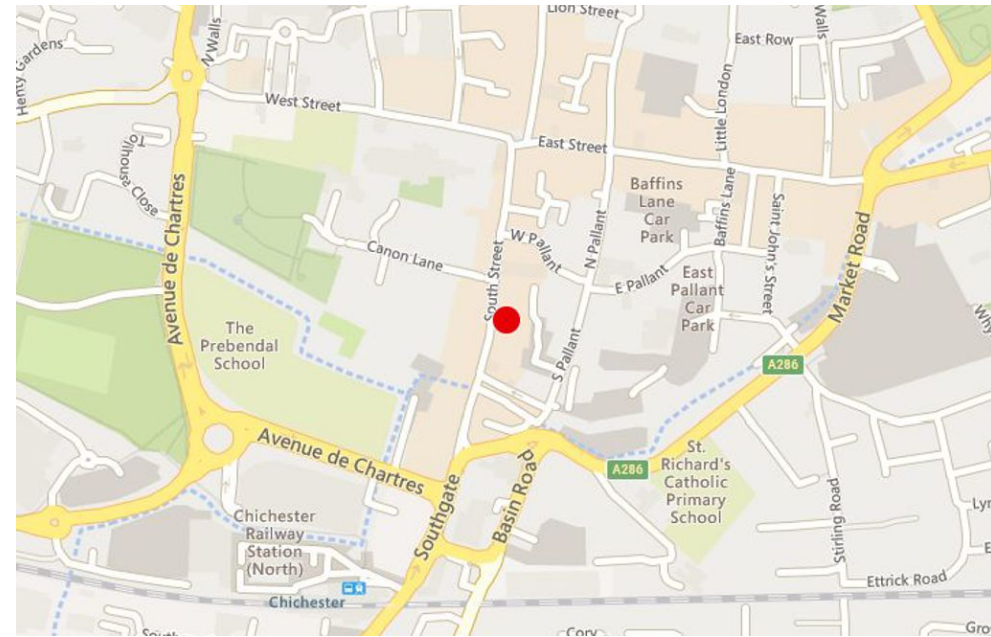


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Location & Situation

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.





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Description & Accommodation

The property comprises an attractive mid-terrace retail premises arranged over ground and basement.

Internally, the ground floor is configured to provide open retail sales space, offering a clear and flexible trading layout, with Ancillary and WC's to the rear.

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

Area	Sq Ft	Sq M
Ground Floor	1,112	103.3
Basement	81	7.52
Total	1,193	110.83

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





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Rateable Value

Rateable Value (2026): £42,750

Occupiers will pay approximately 38% of this per annum.

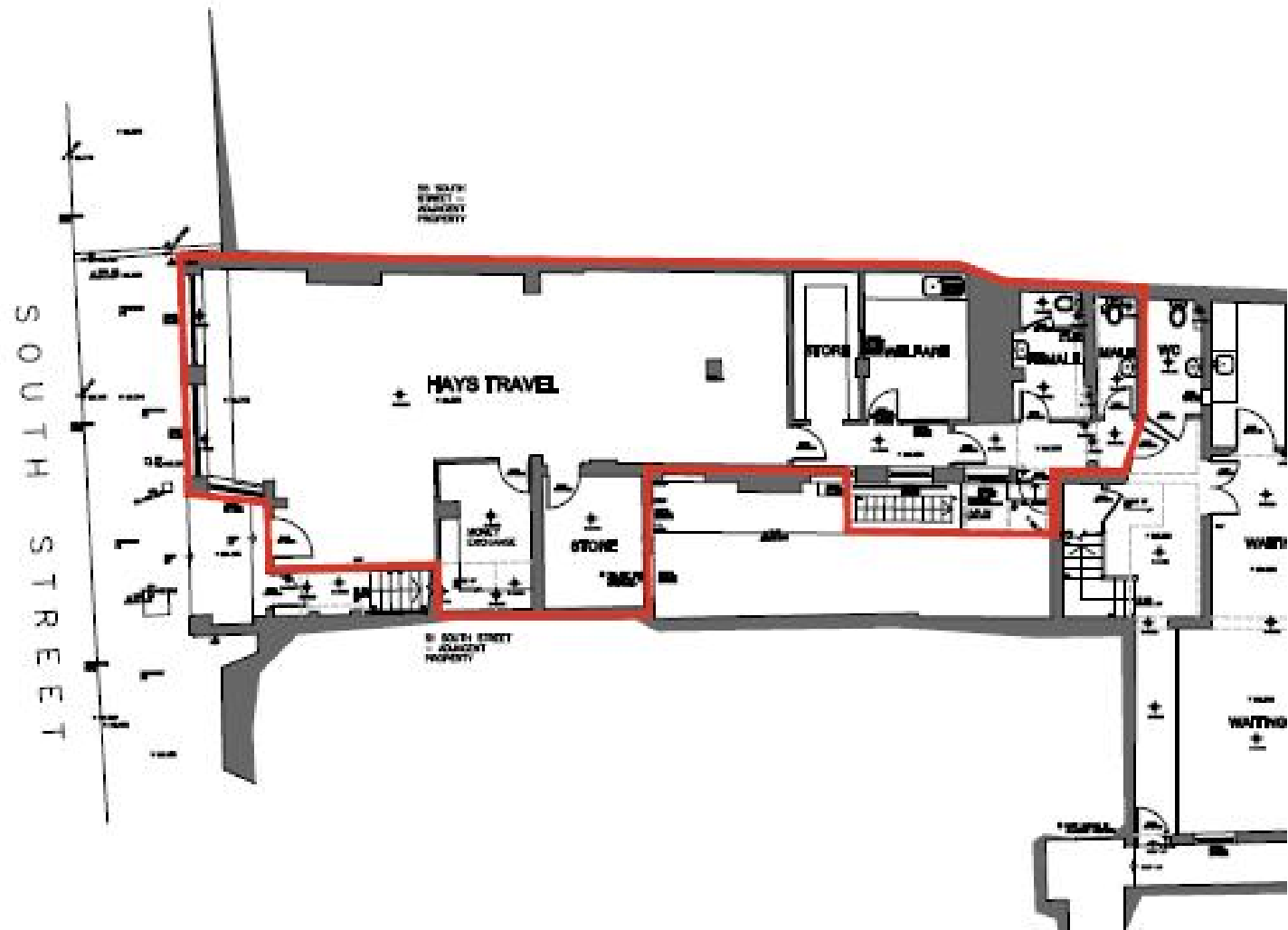
EPC

We understand the property has an EPC rating of D-82 (expiry date - 28 November 2032).

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.



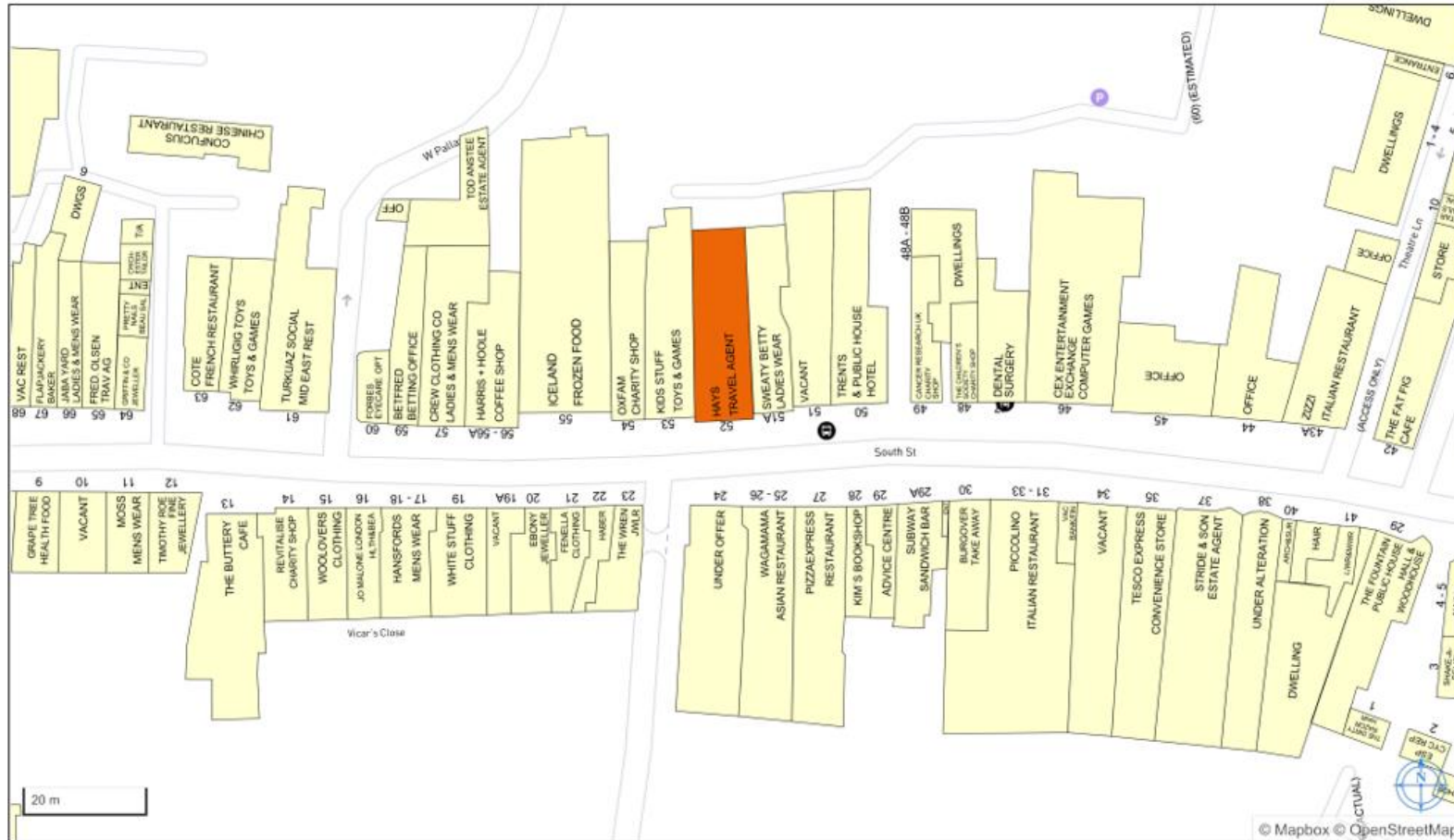
Chichester (Organisation)

Modified: 08-Jun-26 13:58:47 / Surveyed: 12-Jun-25



Flude

PROPERTY CONSULTANTS



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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 £42,500 per annum exclusive.

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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1 July 2026

