



21 South Street
Chichester, West Sussex PO19 1EJ

TO LET

CITY CENTRE RETAIL UNIT

Total NIA 56.45 (608 sq ft)

Key Features:

- Central position close to public car parks, bus and rail stations
- Chichester is an affluent and thriving retail centre
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- New FRI lease available
- Rent £27,500 pax
- Nearby occupiers include Wagamama, Iceland, Tesco Express and Harris & Hoole Coffee Shop





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Location

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. South Street accommodates a number of national retailers including, Mistral, White Stuff, Sweaty Betty, Jojo Mama Bebe and Tesco Express. There are also a number of upmarket eateries including Wagamama, Cote Brasserie and Prezzo.

Accommodation

The property comprises a Grade II Listed, two storey mid-terraced building which has an approximate NIA of 56.45 sq m (608 sq ft).

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 rent of £27,500 per annum.

EPC

To be assessed.

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.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Business Rates

Rateable Value (2017): £37,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



16 December 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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GOAD Map



50 metres

Experian Goad Plan Created: 13/01/2021
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