



**24 North Street**  
Chichester, West Sussex PO19 1LB

**TO LET**

## CLASS E PREMISES WITH UPPERS

Sales Area 117 sqm (1,260 sq ft)

### Key Features:

- Chichester is an affluent Cathedral City
- Located in prime pedestrianised area
- Open plan sales area
- Ground floor ancillary space of 32 sqm (369 sq ft)
- Separate offices above
- Terms on application
- Rent on application
- Nearby occupiers include Marks and Spencer, Real Eating Company, Boots, WH Smith and H. Samuel





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## Location

The property is situated in Chichester city centre, on the western side of North Street, about 80 meters to the north of the Market Cross. This position is within the pedestrianised part of North Street, with significant levels of footfall. In retailing terms this location is considered prime.

Nearby occupiers include Marks and Spencer, Real Eating Company, Boots, WH Smith and H. Samuel.

## Accommodation

The property comprises an attractive three storey Grade II Listed building configured as a self-contained ground floor retail unit with a basement and uppers.

Internally, the ground floor provides sales area, storage, staffroom, kitchen and WC facilities. There is a small storage area at first floor level at the rear of the property. The first and second floors are self-contained and accessed directly from North Street. We could not access these but understand they were not being used by the tenant. Externally, there is a service yard / car parking area to the rear of the property.

The property has the following approximate NIA:

Area	Sq M	Sq Ft
Sales Area	117.06	1,260
Ground Floor Ancillary	34.30	369
First Floor Ancillary	85.37	919
Second Floor Ancillary	73.39	790
<b>Total</b>	<b>310.12</b>	<b>3,338</b>

## 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.

## Terms

Terms and rent on application.

## EPC

We understand the property to have an EPC rating of C (61).

## Business Rates

Rateable Value (2017): £85,500

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

## 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.

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:

**Mary Jackson**

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01243 929140

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS

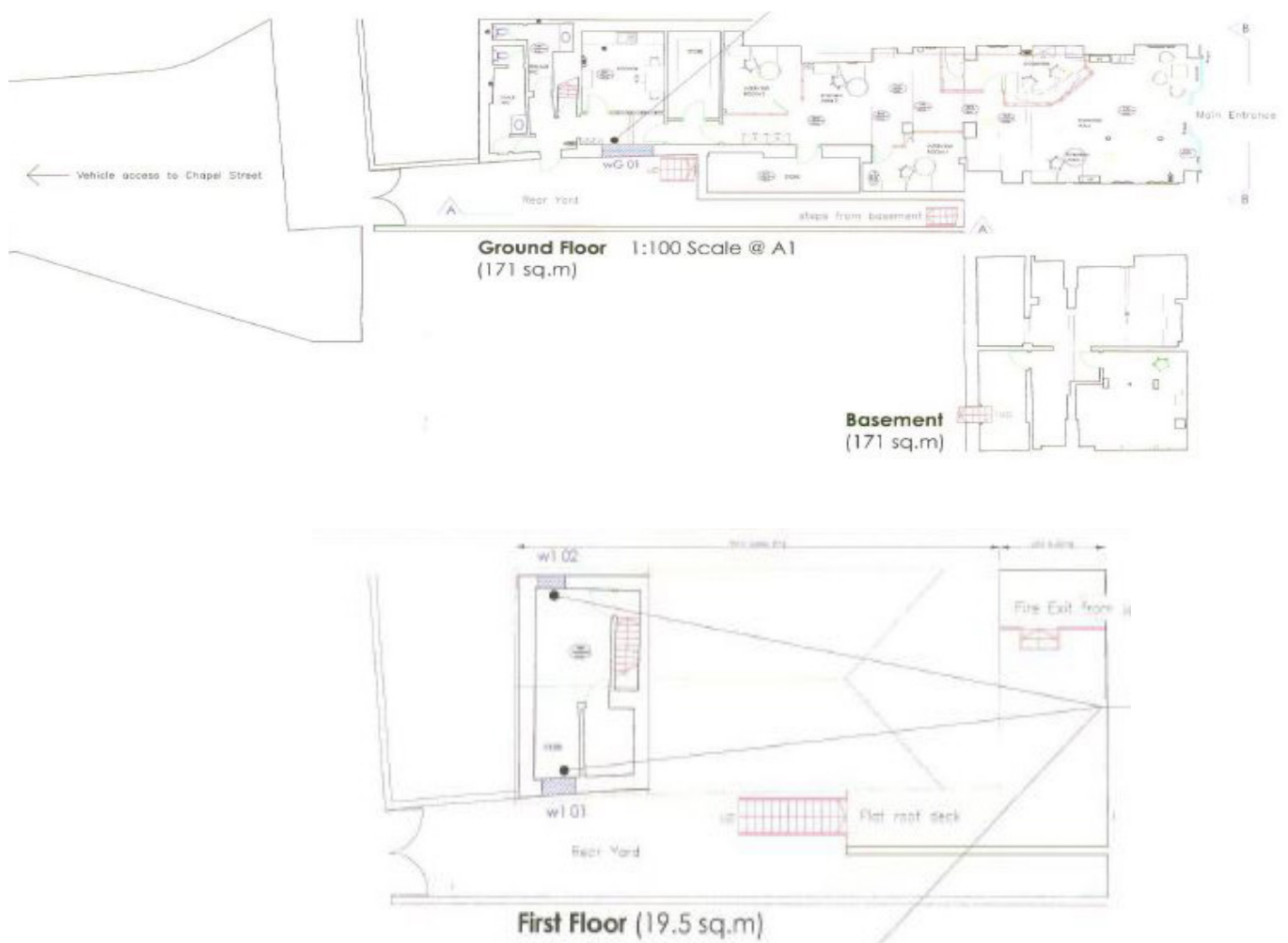


4 November 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



## Floor Plans



For identification purposes only.

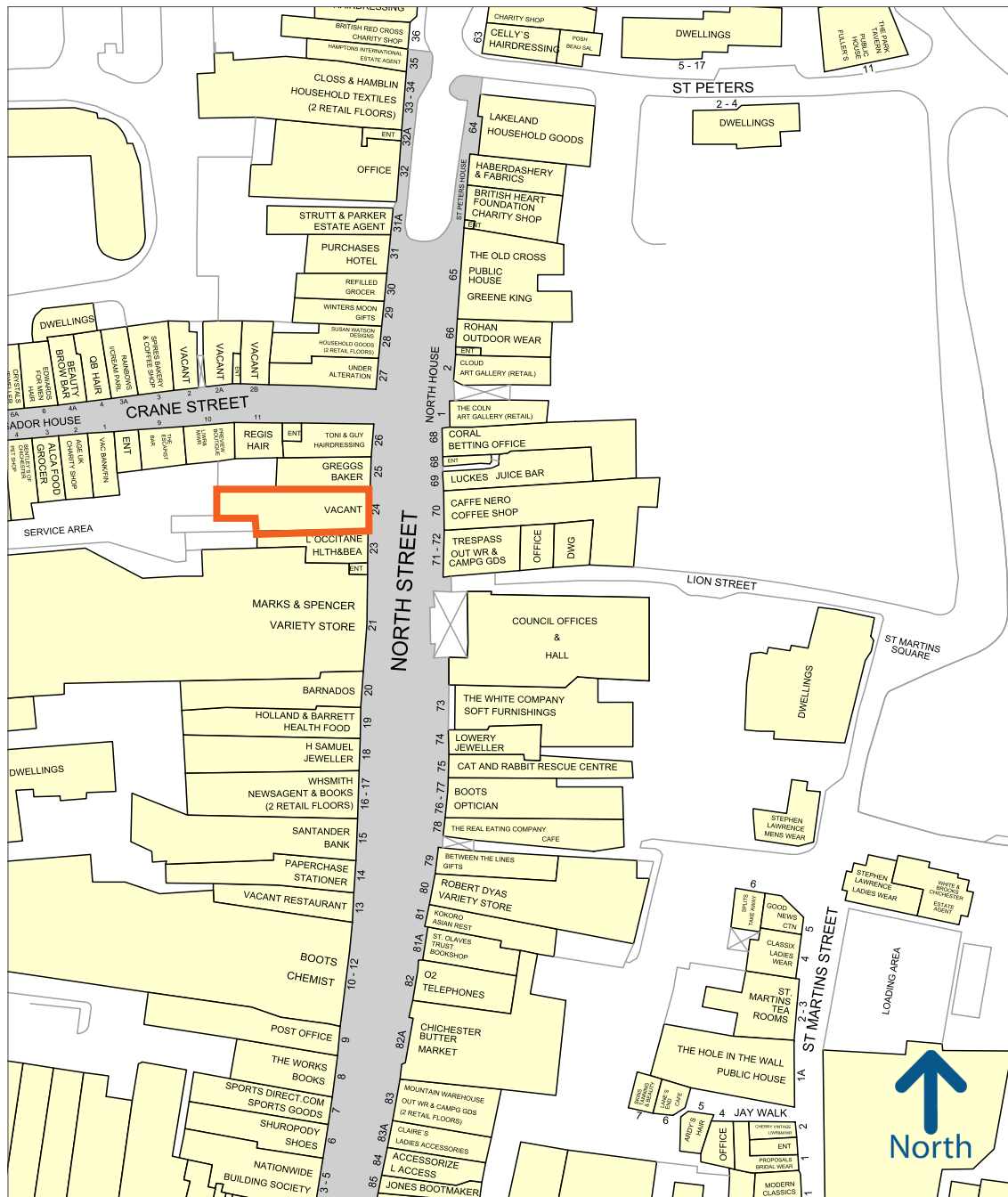


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## GOAD Map



Chichester



50 metres

Experian Goad Plan Created: 10/11/2021  
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