



# FORMER HOUSE OF FRASER

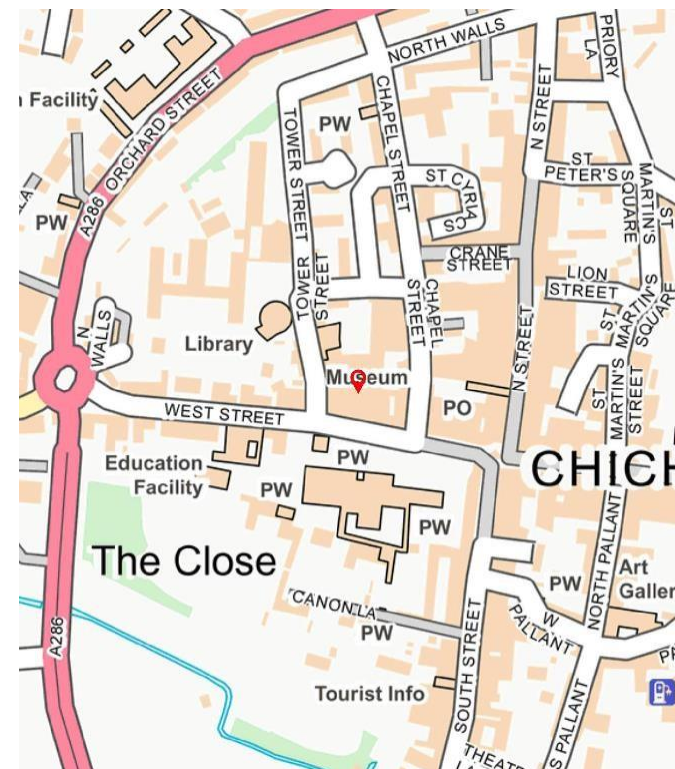
12 to 18 West Street, Chichester, PO19 1QF

Mixed Use Re-Development Opportunity - Freehold



## EXECUTIVE SUMMARY

- Circa 70,000 sq ft of former “E Class” Retail Unit
- Principal building arranged over ground, first and second floor levels
- Two separate Cottages at the rear
- Located on the edge of Chichester’s main shopping area
- Vacant possession provided
- Potential for a variety of uses (STPP)
- Site area of approximately 0.799 acres (0.323 ha)
- Development potential for a residential led scheme (STPP) - based on positive pre- application response
- For Sale – Conditional and Unconditional Offers Invited



## LOCATION

The subject property is located on the corner of West Street and Tower Street in the Centre of Chichester, directly opposite Chichester Cathedral.

Chichester is well-known for its cobbled streets and 18th and 19th listed century buildings evidencing its historic use as a market town. Now a city, and indeed the only city in West Sussex, Chichester has attracted an average of 1.83 million tourists per annum over the last three years (2016 to 2019). The main attractions in the affluent city include Chichester Cathedral, Pallant House Gallery and Chichester Festival Theatre, whilst an extensive retail offering from both independent retailers and major brands is also well-received by visitors.

The site benefits from excellent connectivity being 0.5 miles north from the A27 Chichester Bypass. The sites strong road links ensures easy access to surrounding towns including Portsmouth, Worthing and Farnham, as well as the south coast, Chichester Harbour Area of Outstanding Natural Beauty and South Downs National Park.

Chichester Railway Station is 1 mile from the site and provides regular access into London Victoria Railway Station within 94 minutes. Southampton Airport is located 32 miles west and London Gatwick Airport is located 39 miles north east of the site.

## DESCRIPTION

The property fronts West Street and Tower Street occupying a commanding position opposite the Cathedral. The buildings are part Grade II Listed and constructed of brick with part render and a pitched slate and clay tiled roof with flat roofing in part.

The principal building totals 69,313 sq ft over four former trading levels, providing large floor plates. These floors sit at differing levels and date to numerous ages of construction and quality of form. The breakdown of existing areas for the principal building are as follows:

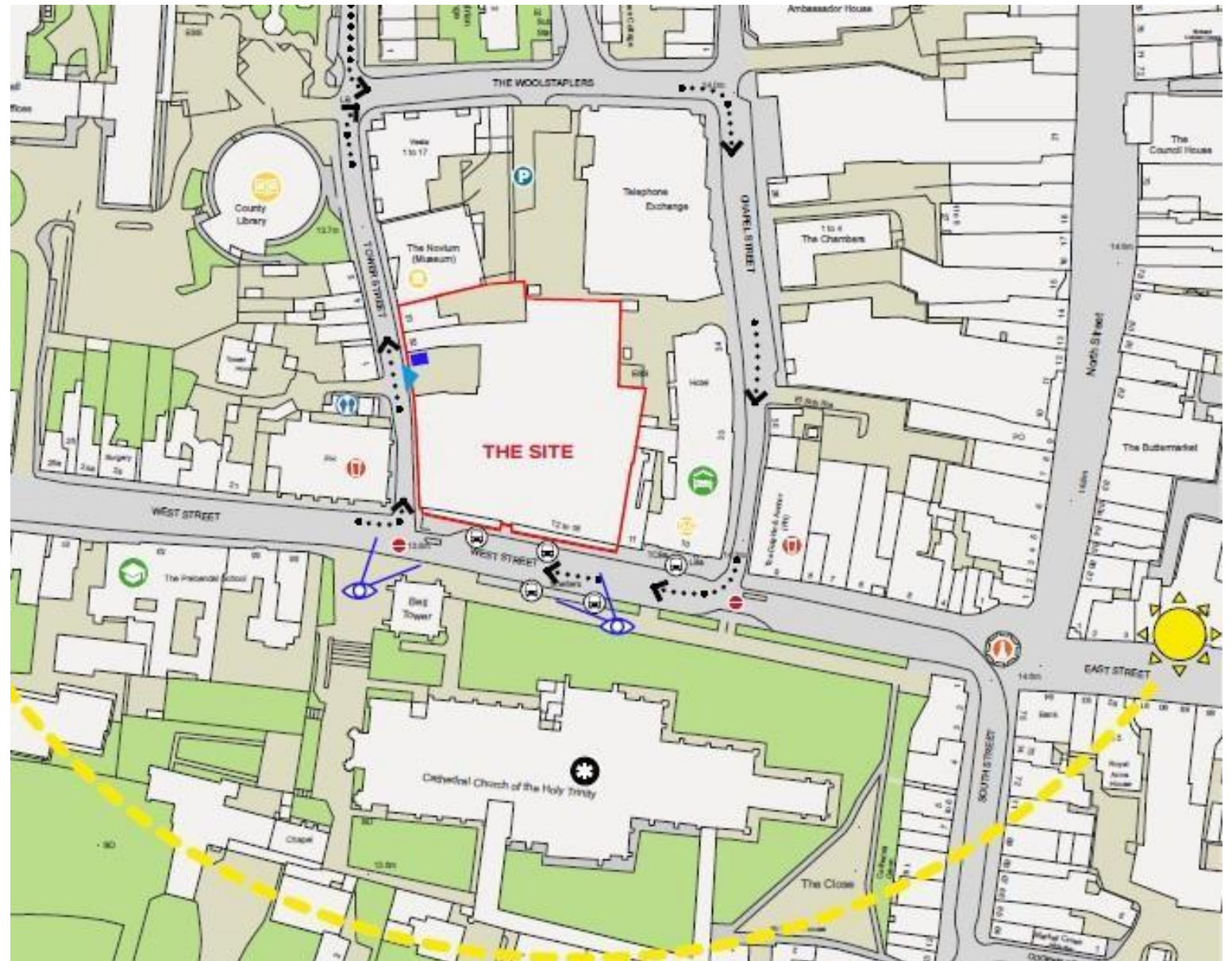
| FLOOR        | SQ M           | SQ FT         |
|--------------|----------------|---------------|
| Basement     | 273.4          | 2,943         |
| Ground       | 2,762.4        | 29,734        |
| First        | 2,268.5        | 24,418        |
| Second       | 1,135.1        | 12,218        |
| <b>TOTAL</b> | <b>6,439.4</b> | <b>69,313</b> |

There are two additional cottages as part of the demise which front Tower Street. There is also one service yard area accessed from Tower Street.

The site measures approximately 0.799 acres (0.323 ha) according to Ordnance Survey and we detail our understanding of the boundaries adjacent.

## TENURE

Freehold with Vacant Possession.



## SERVICES, PLANTS & EQUIPMENT

The property is served by mains electricity, gas and drainage. Air conditioning is provided throughout the principle building.

No detailed inspections were tested and carried out by us on any of the services or items of equipment, therefore no warranty can be given with regards to their service ability, efficiently or adequacy for their purpose.

## RATEABLE VALUE

The property has a Rateable Value of £262,500. The National Multiplier for England and Wales for 2023/24 is £0.512. Rates are not applicable whilst the building is vacant due to the property being Grade II Listed.

## ENERGY PERFORMANCE

The property has an EPC Rating of A22. The EPC will be provided to interested parties upon request.

## TOWN PLANNING

The principle planning considerations for the site are:

- Grade II Listed Building and adjacent to several heritage assets including Grade I Cathedral.
- Chichester Conservation Area.
- Flood Zone 1.
- Secondary Shopping Frontage.

Policy 10 (Chichester City Development Principles) supports proposals for development that will strengthen the vitality and viability of the city centre and its role as a shopping/visitor destination, and that supports and enhances the city's existing heritage.

The site lies within the secondary shopping frontage as defined in Policy 27 (Chichester Centre Retail) and is in E use (formerly A1). Policy 27 permits the change of use from A1 (which now constitutes E) to C1 (at ground floor level) provided that the proposal is considered to have no adverse impact on the vitality and viability of the area, and the proposal would not negatively impact upon existing residential accommodation or result in the loss of amenity. Change of use to residential will be granted where the policy criteria are met. The changes to the Use Class Order mean that criterion 1 cannot be applied. The proposal would not require the loss of existing residential accommodation (criterion 2), seeks to make use of the upper floors (criterion 3) and also seeks to retain an active frontage (criterion 4); therefore it is considered that a proposed change of use to C1 or to C3 would be acceptable.



The adopted Local Plan does not define the extent of Chichester City Centre; however, it does define the primary and secondary shopping frontages. Although it carries very little weight, the Local Plan Review Preferred Approach proposes to define a town centre boundary for Chichester city which includes the main shopping areas including West Street and the location of this proposal. Given the location of the site in an existing (and proposed) secondary shopping frontage and proposed town centre boundary it is not considered that the sequential test need be applied.

The site falls within Flood Zone 1 (low risk) and the CDC Drainage Engineer has no additional knowledge of the site being at increased flood risk.

The site has been vacant for over two years now and its redevelopment would bring a redundant building back into use. On the basis of the above policy considerations, and the fact that a vacant site would be brought back into use at a time when the economic environment of Chichester City Centre should be supported, the re-development of the site is considered acceptable in principle.

In light of the above, the overall conclusion is that the site has significant potential for a residential led scheme. Tate Hindell were engaged to produce massing drawings and submit a pre-application based on a mixed use development, with Class E space at ground floor on West Street to add active frontage.

The principle of the proposal is to retain those elements of the existing building with the most significant historic value, or retain facades which sit comfortably in the location. These comprise:

- The West Street elevation
- The historic internal staircase
- Two cottages on Tower Street
- Parts of elevations on Tower Street

This approach allows for uniform apartments and simple core arrangements.

The main residential entrance is located on West Street encompassing the re-use of the existing historic staircase within the lobby. Class E units are positioned along West Street to provide active frontage.

The Tower Street access will be dedicated to vehicles / servicing / cycles and as a secondary access to the residential cores.

Massing plans showing the existing accommodation and proposed are provided below.



Existing Indicative



Proposed Indicative

The scheme taken to pre-app stage offers 91 apartments, ranging from studio to 3-bed apartments, some with a stunning views of Chichester Cathedral. An outdoor garden will be created within the central courtyard at first floor podium level covering the parking area below. The parking is designed for 44 cars. A breakdown of the proposed scheme is highlighted below:

**Residential Units**

|        | STUDIO | 1 BED | 2 BED | 3 BED | DUPLEX (3 BED) | TOTAL |
|--------|--------|-------|-------|-------|----------------|-------|
| Number | 4      | 52    | 30    | 3     | 2              | 91    |
| %      | 4%     | 57%   | 33%   | 3%    | 2%             | 100%  |

**TOTAL SALEABLE RESIDENTIAL\***

5,679.4 Sq M 61,132 Sq Ft

*\* including Tower Street Cottages*

**TOTAL LETTABLE/SALEABLE COMMERCIAL**

303.7 Sq M 3,269 Sq Ft



Historic image prior to closing

The pre-app response for the proposed scheme from Chichester City Council has been positive as it has the potential to bring back into viable use, a key city centre collection of listed buildings and as such, the principle of redevelopment is considered acceptable. Further discussion is encouraged with regard to scale, bulk, massing and design/materiality to ensure any proposal remains sympathetic to the Listed Buildings and would preserve and/or enhance the setting of the city centre heritage assets.

A copy of the pre-app and proposed scheme including floor plans are available to interested parties upon request, via a dedicated data room.





## METHOD OF SALE

Private Treaty. Our client is seeking unconditional and conditional offers for the freehold interest with vacant possession. Guide price will be provided upon application and subject to status.

## VIEWING

The former tenant vacated in January 2019. The property is now vacant and secured.

For a formal viewing, strictly by appointment with Savills.

## CONTACT

### **Adam Bullas**

Director  
+44 (0) 7812 965 395  
abullas@savills.com

### **Katharine Hassan**

Associate Director  
+44 (0) 7971 527 911  
katharine.hassan@savills.com

### **Alan Watt**

Director  
+44 (0) 7807 999 100  
awatt@savills.com

### **Jack Sadler**

Surveyor  
+44 (0) 7977 030 140  
jack.sadler@savills.com



### **IMPORTANT NOTICE**

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 31.01.2024