



46 North Street Chichester PO19 1NF

Guide Price £325,000 - Freehold



ESTD 1850
STRIDE & SON

46 North Street, Chichester

Prime North Street, Chichester freehold retail unit with strong footfall. Ground floor shop with cellar and two upper floors. Ideal owner-occupier or investment opportunity.

GROUND FLOOR SHOP:

12'6 net frontage x 13'6 max. Good window display area. Fitted spotlights. Cupboard. Door to:

REAR HALL: Door to:

COVERED REAR STORE: 17'3 x 4'7.

WC:

Low level WC. Wash hand basin.

From the rear hall stairs lead down to:

CELLAR:

11'6 x 11'10. Having been dry lined with store cupboard. Second under-stairs store cupboard.

From the ground floor stairs lead up to the 1st floor store room with spiral staircase to 2nd floor.

KITCHEN/SITTING ROOM:

13'2 x 12'2. Two fitted cupboards. Kitchen with stainless steel sink. Plumbing for washing machine and electric cooker point.

BATHROOM:

Shower cubicle. Wash hand basin. Low level WC.





46 North Street, Chichester

Situated in an excellent trading location in Chichester's busy North Street and close to the main shopping precinct, a Freehold shop premises.

The property which is on the main pedestrian route between Oaklands Carpark and the city centre, comprises a ground floor shop with cellar and 2 upper floors.

Chichester is a historic cathedral city and the county town of West Sussex, situated on the coastal plain between the South Downs National Park and Chichester Harbour.

The city offers an attractive and affluent catchment area, with a resident population of approximately 30,000 and a significantly larger daytime population drawn by its well-regarded retail, leisure and cultural offer.

The property occupies a prominent position on North Street, one of the four principal streets radiating from the city's iconic Market Cross and forming the heart of Chichester's primary retail pitch.

North Street attracts strong and consistent pedestrian footfall throughout the day, with an established mix of national retailers and well-regarded independent operators creating a vibrant and busy trading environment.



Nearby occupiers include a broad range of fashion, lifestyle and service retailers, providing additional footfall draw.

The city's thriving café and restaurant culture, combined with significant visitor numbers generated by Chichester Festival Theatre, Pallant House Gallery and Chichester Cathedral, ensures a diverse and loyal customer base extending well beyond the immediate resident population.

Chichester benefits from good accessibility by road and rail, with the A27 providing east-west access linking Portsmouth and Brighton, and Chichester railway station offering regular services to London Victoria (approximately 1 hour 45 minutes).

Several public car parks are located within easy walking distance of North Street, supporting retail trade from across the district.

Business Rates: April 2026 - £7200 - the vendor advises that the billed amount was nil due to Small Business Relief.

Tenure: Freehold

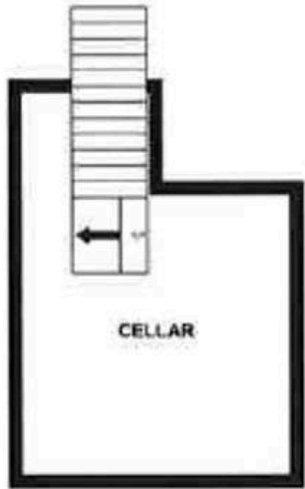
EPC Rating: C



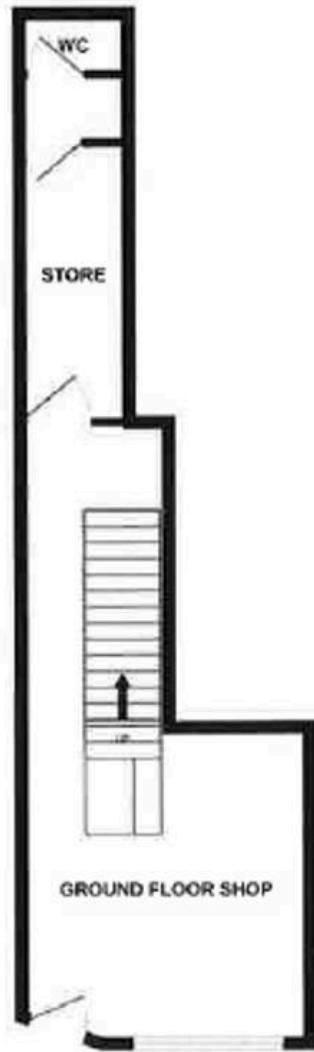


STRIDE & SON

BASEMENT LEVEL



GROUND FLOOR



FIRST FLOOR



2ND FLOOR





Stride & Son Commercial

Stride & Son, 37 South Street - PO19 1EL

01243782626

properties@strideandson.co.uk



Brochure Disclaimer: This brochure is for guidance only and does not form part of any contract. While every effort is made to ensure accuracy, measurements, descriptions, and details are approximate. Interested parties should carry out their own checks and inspections before making any decisions. Fixtures, fittings, and appliances have not been tested and no warranty is given on their condition.