

**994 SQ FT (92.3 SQ M)**  
**OPEN PLAN, CITY CENTRE OFFICES TO LET**  
**LEISURE & CLINIC USES INVITED**



***(COMPETITIVE QUOTING RENT FOR CITY CENTRE LOCATION)***

**FIRST FLOOR, 62-63 SOUTH STREET**  
**CHICHESTER**  
**WEST SUSSEX**  
**PO19 1EE**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
01403 282519 [hrr.commercial@henryadams.co.uk](mailto:hrr.commercial@henryadams.co.uk) [henryadams.co.uk](http://henryadams.co.uk)

Residential / **Commercial** / Rural / Development / Auctions

## **LOCATION**

The property is situated in the heart of the city centre on South Street. A Google Street View of South Street can be viewed through Google Maps by typing in property's postcode PO19 1EE

## **ACCOMMODATION (NET INTERNAL AREA)**

First Floor      994 sq ft (92.3 sq m)

## **TERMS**

The premises are available for rent upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

## **RENT**

£12,000 + VAT per annum exclusive, payable quarterly in-advance.

## **SERVICE CHARGE**

There is a service charge payable for the building's upkeep. The charge principally covers external building repairs, general refuse, security, management fees, maintenance of common areas and supply of services within common parts (water/sewage/electricity). Further details on request.

## **PLANNING**

The property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Permitted uses within this Use Class allow the premises to be used for leisure and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Use Class E or alternatively, this information can be accessed on-line through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

## **ENERGY PERFORMANCE RATING**

The property has been assessed and graded a Band C (64) energy performance rating. A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

## **BUSINESS RATES (2025/2026 FINANCIAL YEAR)**

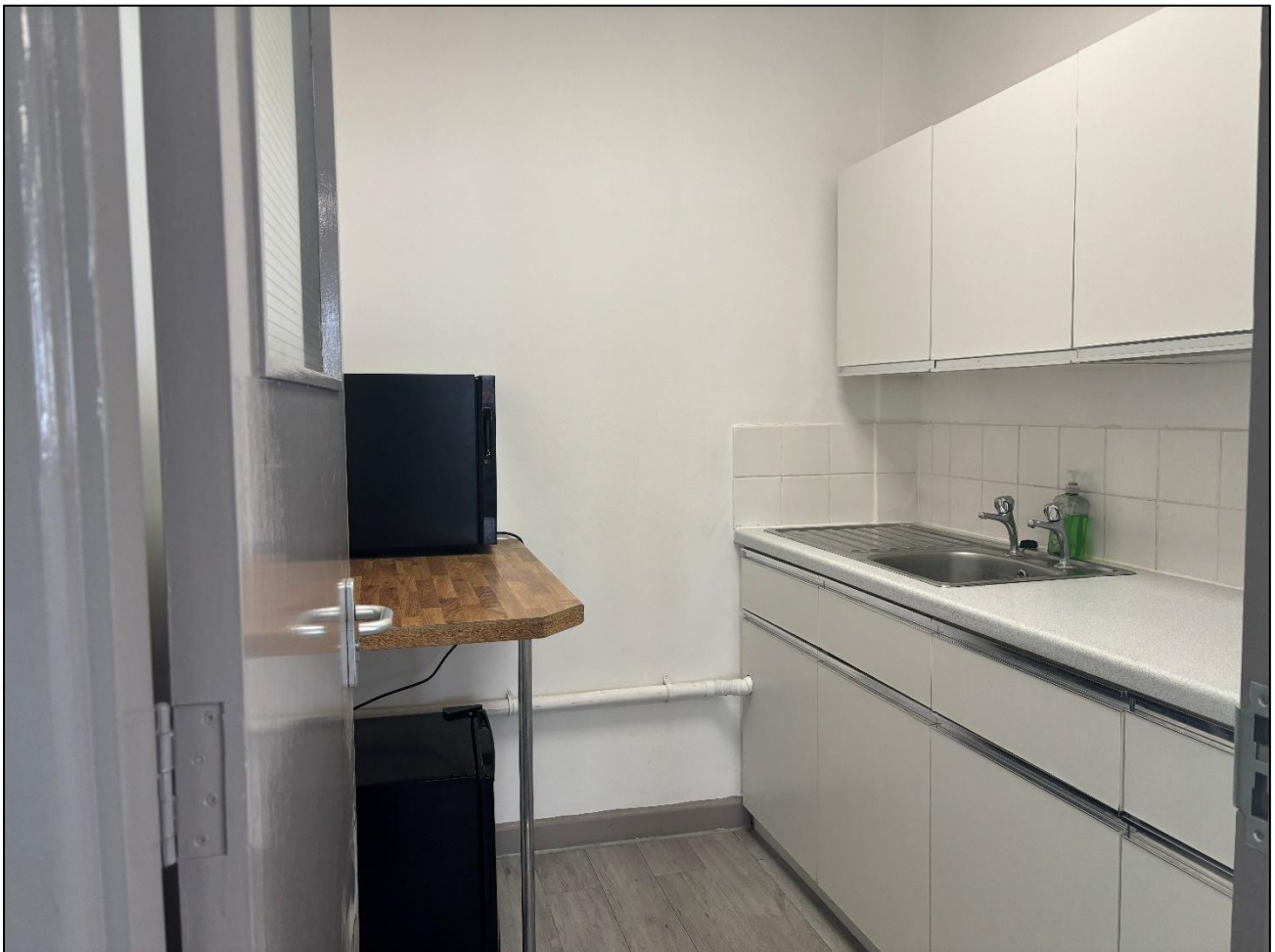
The advertised Rateable Value by GOV.UK on-line is £15,250. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £7,609.75. Interested parties are advised to Chichester District Council, Council Tax and Benefits Department or alternatively, this information is available online through GOV.UK [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## **VIEWING ARRANGEMENTS**

Strictly by appointment through SOLE LETTING AGENT'S  
Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

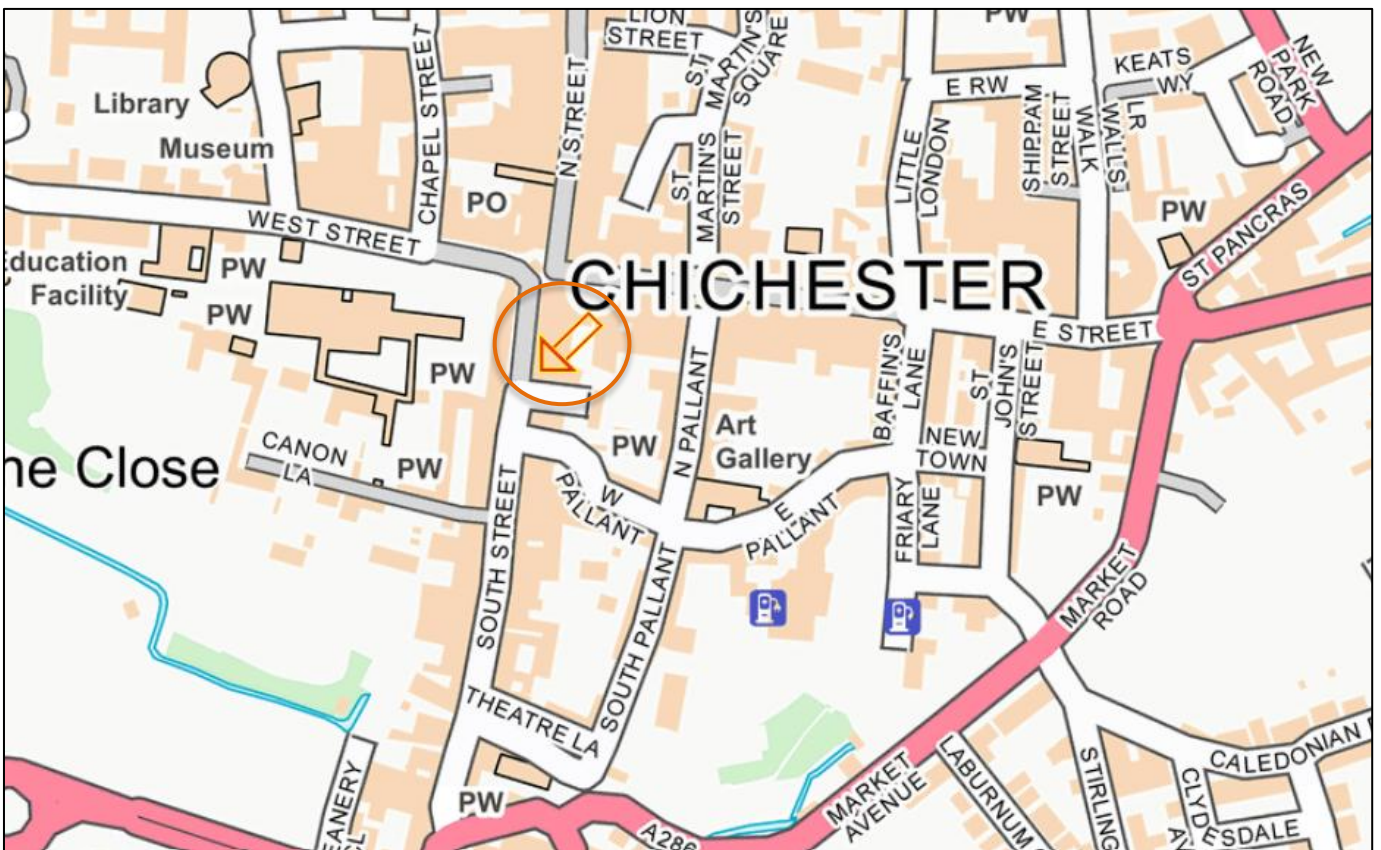
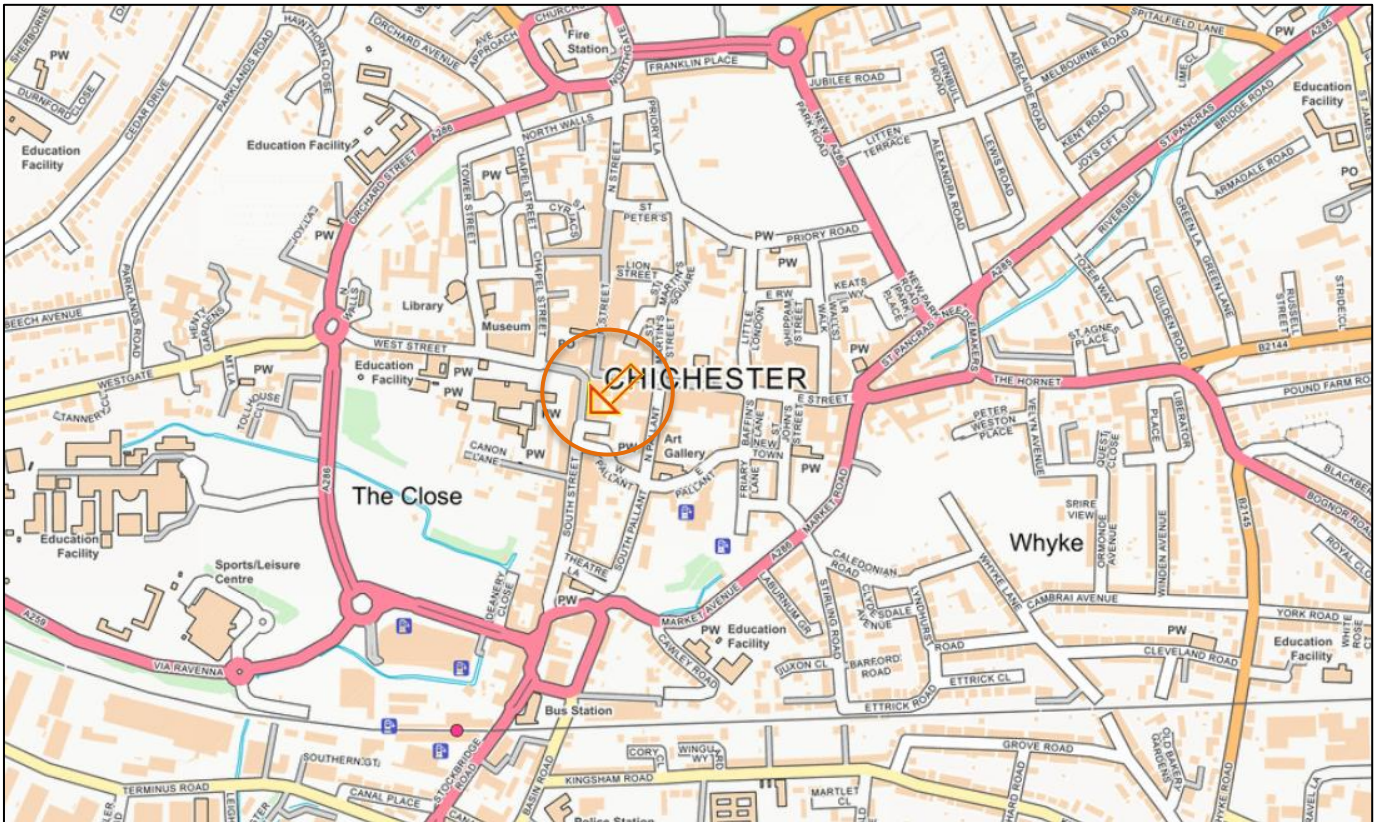
## **CONTACT**

Andrew Algar – Head of Commercial Property  
01403 282 519  
07868 434 449  
[andrew.algar@henryadams.co.uk](mailto:andrew.algar@henryadams.co.uk)





## LOCATION MAPS - NOT TO SCALE



**Agent's Notice** - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans, and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.