



47 North Street
Chichester, West Sussex, PO19 1NF

TO LET

Attractive and Well Located Class E
Premises
Total Size 623 sq ft

Key Features:

- Chichester is a busy and attractive Cathedral city
- Well located within busy shopping area
- Three storey building
- The occupier may be entitled to 100% Small Business Rate relief
- Rent £16,500 pax
- New FRI lease available
- Nearby occupiers nearby include Lotus House Takeaway, Sussex Shoes, The George and Dragon Inn, Cubitt & West and Cafe Paradiso.





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Location

The shop occupies a prominent location on the western side of North Street which is one of the principal retailing streets in the city. Nearby occupiers nearby include Lotus House Takeaway, Sussex Shoes, The George and Dragon Inn and Cafe Paradiso.

Description

The property comprises an attractive mid-terrace building arranged over three storeys and is Grade II Listed.

Internally, the accommodation provides retail sales space at ground floor level, together with a kitchen to the rear. The first floor offers additional retail sales space and a WC, whilst the second floor provides useful storage accommodation.

Accommodation

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor Sales Area	214	19.88
Ground Floor Ancillary	107	9.94
First Floor	140	13.01
Total	623	57.88

EPC

We understand the property has an EPC rating of B (50). Valid until 27 June 2031.

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.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term of 10 year leases with a five year break option and open market rent review (upward only). Rent £16,500 per annum exclusive. The landlord requires a six month rent deposit and personal guarantor.

Business Rates

Rateable Value (2026): £7,800

The occupier may be entitled to 100% Small Business Rate relief.

VAT

We understand that the property is not elected for VAT.

Legal Fees

The tenant will be responsible for their own legal costs and a contribution to the landlords legal fees will be required of £1,250 plus VAT.

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.

9 June 2026

Viewings and Further Information

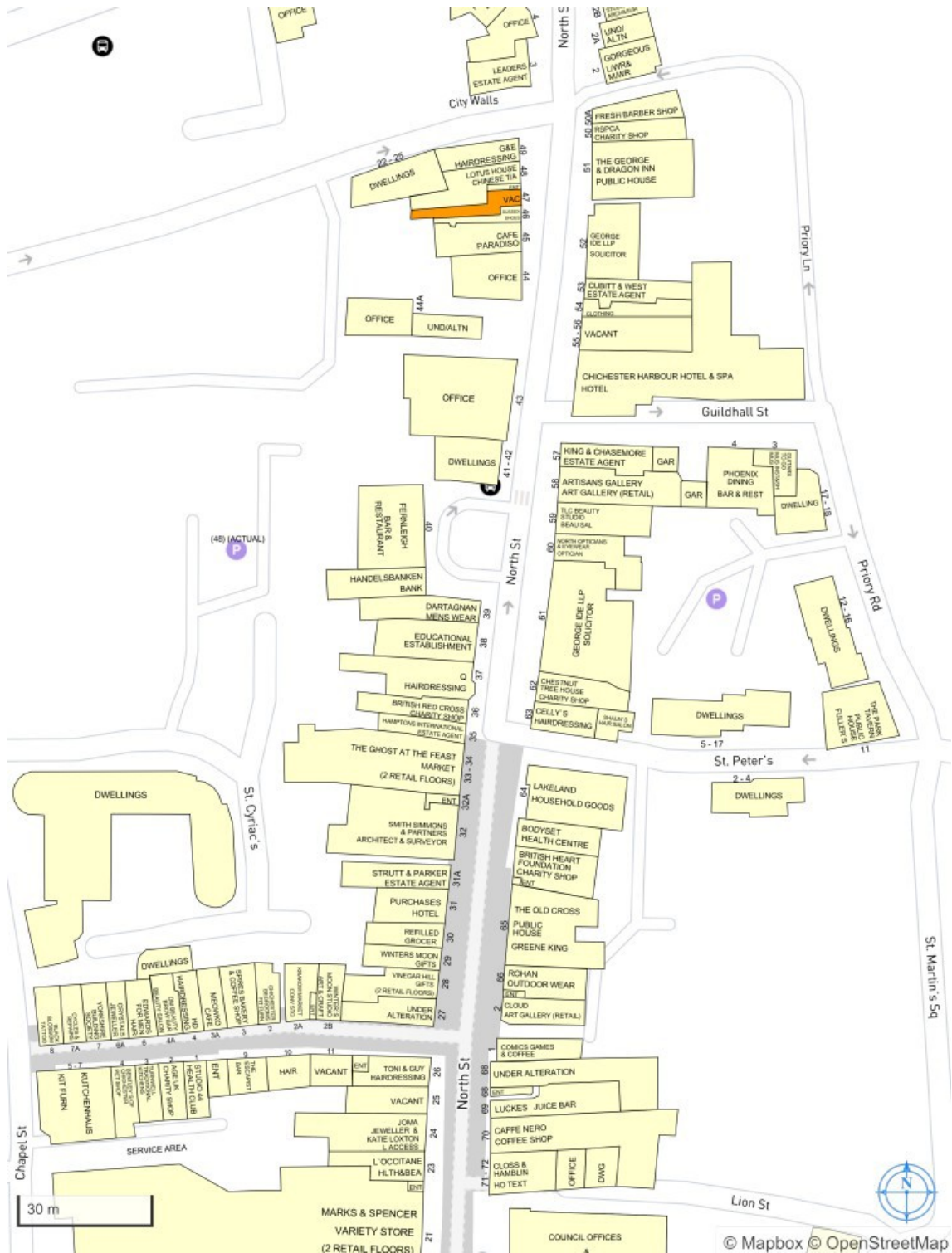
Please contact the sole agents Flude Property Consultants:

Aaron Lees
a.lees@flude.com
01273 740387
www.flude.com





GOAD Map



For identification purposes only.