



TO LET

**11 Crane Street
Chichester, West Sussex, PO19 1LJ**



11 Crane Street
Chichester, West Sussex, PO19 1LJ

Key Features

- Chichester is a busy and attractive Cathedral city
- Situated in busy pedestrian shopping area close to North Street, which is one of the principal retailing streets in the city
- Large frontage
- Open plan sales area
- Would suit a variety of uses within Class E
- No VAT
- New FRI lease available
- Rent £18,500 pax
- Nearby occupiers nearby include Toni & Guy, The Cornish Bakery, Susie Watson Design and Cafe Nero





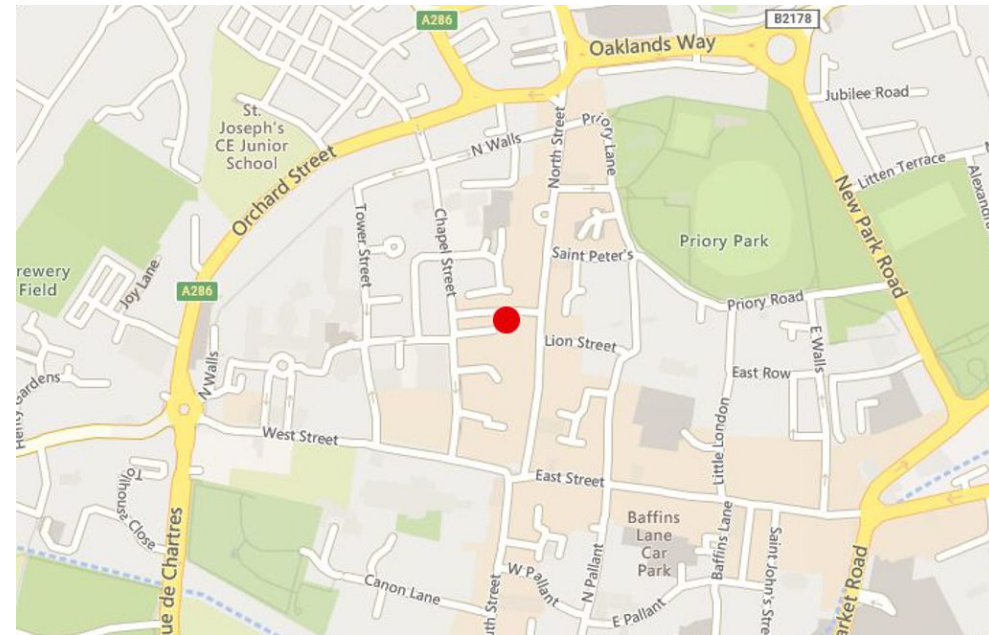
11 Crane Street
Chichester, West Sussex, PO19 1LJ

Location & Situation

The cathedral city of Chichester is a prosperous and historic market town located in West Sussex, approximately 68 miles south-west of London, 17 miles east of Portsmouth and 34 miles west of Brighton. It is the only city in West Sussex and is the County Town.

The shop is located on the south side of Crane Street, close to its junction with North Street, which is one of the principal retailing streets in the city.

Nearby occupiers nearby include Toni & Guy, The Cornish Bakery, Susie Watson Design and Cafe Nero.





11 Crane Street
Chichester, West Sussex, PO19 1LJ

Description & Accommodation

The accommodation comprises a self-contained ground retail unit, which provides mainly open plan sales area with storage and WC.

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

Area	Sq Ft	Sq M
Ground Floor	534	49.61
Total	534	49.61

[Click here to take a virtual tour](#)





11 Crane Street
Chichester, West Sussex, PO19 1LJ

Rateable Value

Rateable Value (2026) - £15,750

EPC

We understand the property has an EPC rating of C (expiry date - 13/07/2033).

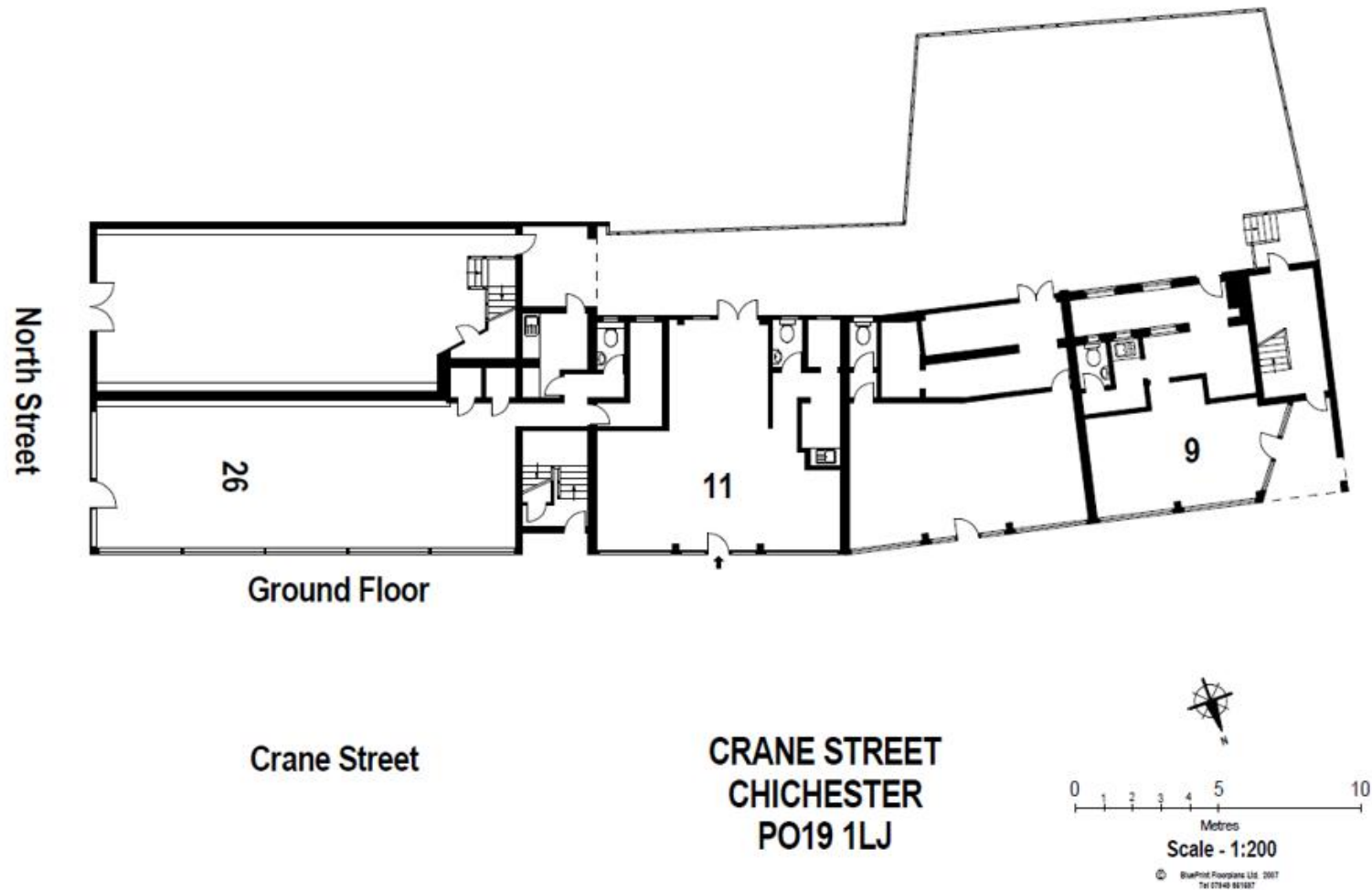
Planning

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.





11 Crane Street
Chichester, West Sussex, PO19 1LJ



FLOOR PLAN For identification purposes only.



11 Crane Street
Chichester, West Sussex, PO19 1LJ

GOAD PLAN For identification purposes only.



11 Crane Street
Chichester, West Sussex, PO19 1LJ

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £18,500 per annum exclusive.

There is a service charge.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

Josh Gettins
j.gettins@flude.com
07545 846799

Aaron Lees
a.lees@flude.com
01273 740387

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.

1 July 2026

