

CLASS E PROPERTY – TO LET



3 Eastgate Square Chichester PO19 1ED

Rent: £28,250 per annum

From 50.5 sq. m (543 sq. ft)

- City Centre Location
- Prominent Position
- Modern Specification
- Range of Carparks in Vicinity

Description

The property comprises a ground floor retail unit providing an open plan main retail sales area to the front with a consultation room, kitchenette and toilet provided to the rear. It is understood that some of the internal walls are of a timber frame partition specification, providing the potential to reconfigure the space.

No allocated car parking is provided.

Location

3 Eastgate Square occupies a well-positioned secondary retailing location within Chichester city centre, situated on East Street to the east of the prime pitch around the Market Cross. The property benefits from consistent pedestrian flow, capturing movement between the city's core retail area and the eastern approach into the centre. The surrounding area provides a balanced mix of national multiples, local independents and service-based operators, supporting a diverse and resilient trading environment. The pitch is particularly suited to a range of retail, leisure, and service occupiers seeking representation within Chichester.

Chichester is an affluent cathedral city with a robust catchment, drawing trade from across West Sussex and the wider South Coast. The city benefits from good transport links via Chichester Train Station with a direct service to London and the A27 leading west to Southampton and Portsmouth and east to Brighton.

Lease Terms

The property is available via an assignment of the existing lease to amplifon at a passing rent of £28,250 pa. Alternatively, the property may be available via a simultaneous surrender and new lease being granted.

Business Rates

Current rateable value (1 April 2026 to present) £25,500.

Service Charge

Further details are available on request.

Legal Costs

Each party to bear their own costs.

EPC

To be reassessed.

Services

The property has connections to electricity, water and drainage.

VAT

We understand that the property is VAT elected.

Planning

We understand that the property has a Class E use class enabling it to be used for a variety of purposes.

Areas

The property has the following approximate floor areas on a Net Internal Area (NIA) basis:

Floor	Sq. M	Sq. Ft
Ground Floor	50.5	543
Total	50.5	543

Viewing

Strictly by appointment with the sole agents:-

BTG Eddisons

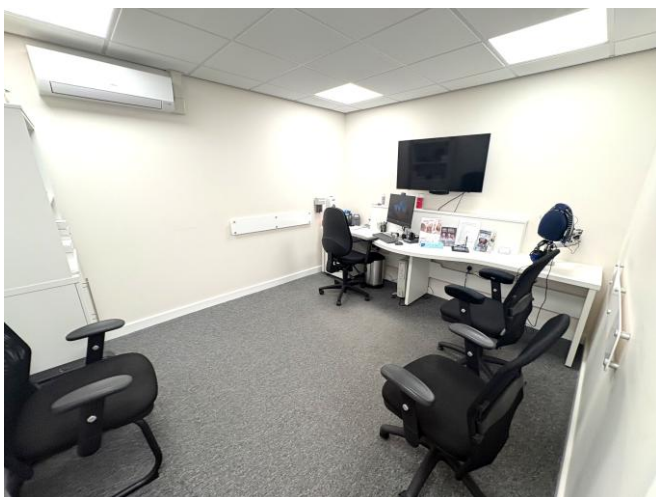
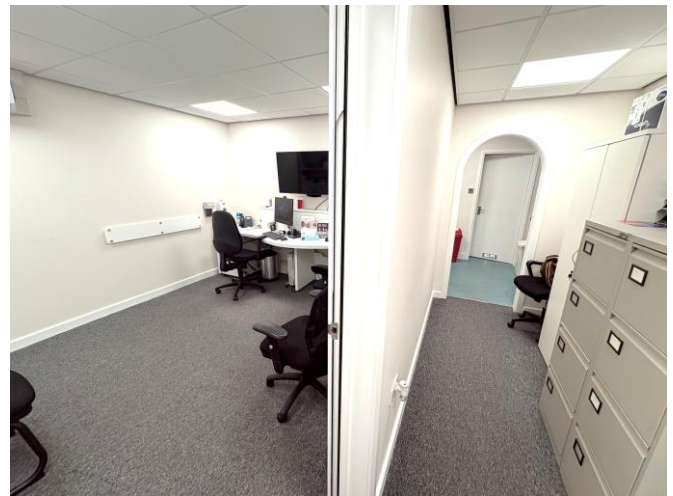
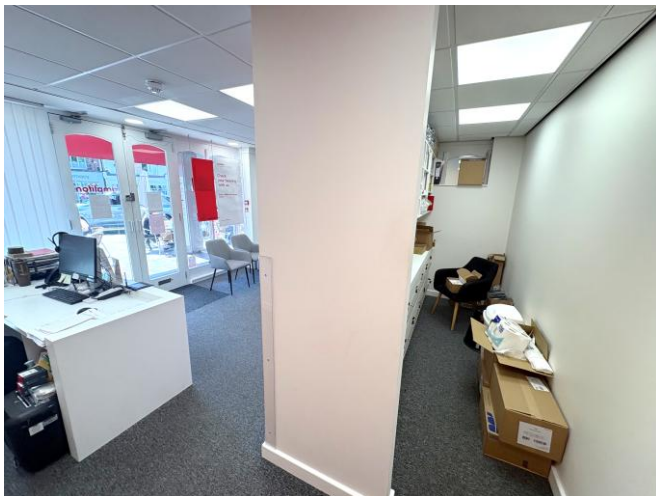


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