



TO LET

2 West Street
Chichester, West Sussex, PO19 1QD



Key Features

- Central position facing The Market Cross in the heart of the city centre
- Chichester is a thriving retail and administrative location
- Close to public car parks, bus and rail stations
- Open plan sales area
- Ancillary areas for staff, offices and storage
- New FRI lease available
- Rent £32,500 pax
- Nearby occupiers include Mountain Warehouse, The Ivy, Mint Velvet, HSBC, Franco Manca, Fat Face, M&S and Superdrug

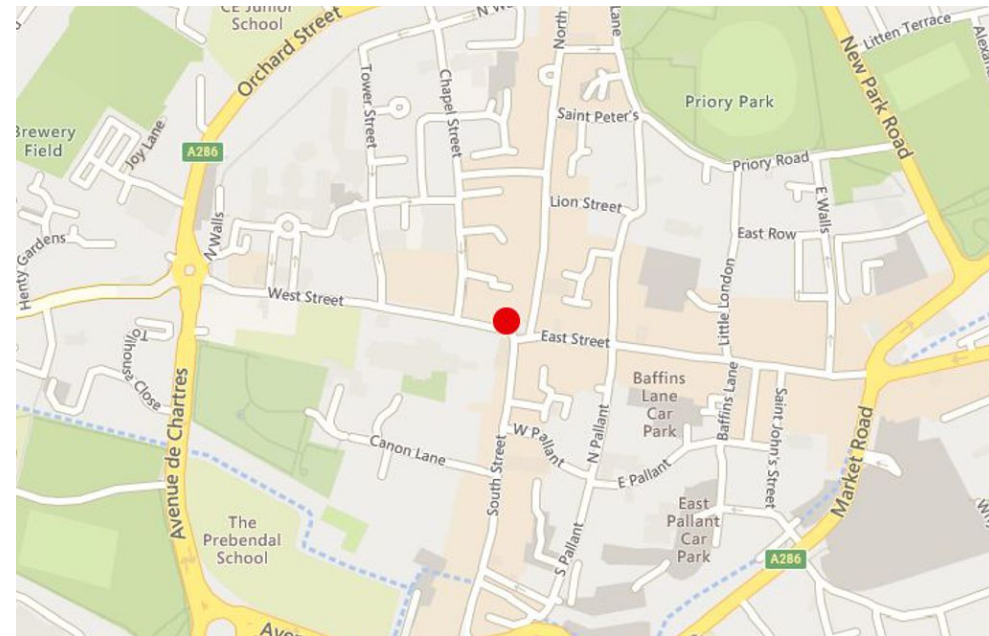




Location & Situation

Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton. A mainline railway service to London reinforces commerce.

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Description & Accommodation

The property comprises a three storey building, plus basement. Internally, the ground floor comprises a well-proportioned open-plan retail area with full-width frontage. The space benefits from good natural light, wood-effect flooring, recessed lighting, and air conditioning.

The lower ground floor provides a storage area with natural light for stock or ancillary operations.

The first floor offers further open plan space, which can be used for additional retail, office, or client-facing purposes. The second floor includes a storage area, kitchenette, and WC facilities.

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

Area	Sq Ft	Sq M
Ground Floor	277	25.73
First Floor	361	33.54
Second Floor	297	27.59
Third Floor	352	32.7
Basement	302	28.06
Total	1,475	137.03





Rateable Value

Rateable Value (2026): £31,000

Occupiers will pay approximately 43% of this per annum.

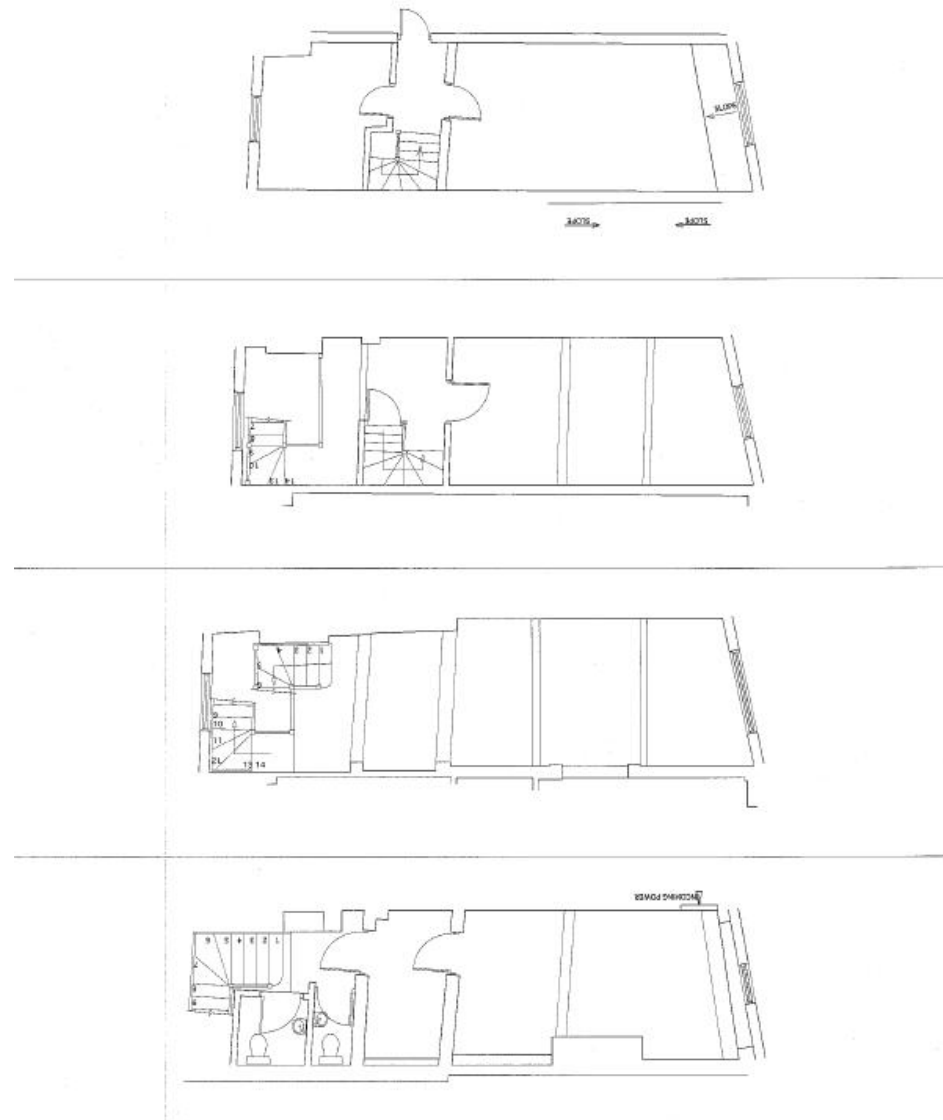
EPC

We understand the property has an EPC rating of C - 62 (30 August 2029).

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.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let on a new full repairing and insuring lease for term to be agreed at a commencing rent of £32,500 per annum exclusive.

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:

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11 May 2026

