

**CHICHESTER – 7/8 EAST STREET, PO19 1HE**

**\*\* PRIME SHOP TO LET IN BUSY AFFLUENT CATHEDRAL CITY \*\*  
(SUBJECT TO POSSESSION)**



## CHICHESTER

The Cathedral City of Chichester is a prosperous and historic market town located in West Sussex, 68 miles south-west of London, 17 miles east of Portsmouth and 34 miles west of Brighton, serving an affluent primary catchment population of approximately 252,000 and a shopping population of 156,000. Chichester's catchment population is significantly boosted by tourism, particularly during the summer months, with some 1.5 million visitors attracted to the City.

## LOCATION

The premises are located in a prime position on the pedestrianised East Street between **NatWest** and **Lloyds Bank** and opposite **The Ivy**, **Lush** and **Mountain Warehouse** with other nearby retailers including **Jigsaw**, **Fat Face**, **Kuoni**, **Holland & Barrett**, **Pandora**, **Mint Velvet** and **Marks & Spencer**.



## ACCOMMODATION

The premises are arranged over ground, first and second floor levels benefitting from excellent rear servicing and offering the following approximate dimensions and floor areas:-

Gross Frontage	-	12.14 m	39' 10"
Net Frontage	-	10.82 m	35' 06"
Internal Width (Front)	-	10.67 m	35' 00"
Internal Width (Rear)	-	16.20 m	53' 02"
Shop Depth	-	27.76 m	91' 01"
Ground Floor Sales	-	365.20 m <sup>2</sup>	3, 931 ft <sup>2</sup>
Ground Floor Ancillary	-	34.47 m <sup>2</sup>	371 ft <sup>2</sup>
First Floor Ancillary	-	391.31 m <sup>2</sup>	4,212 ft <sup>2</sup>
Second Floor Ancillary	-	48.50 m <sup>2</sup>	522 ft <sup>2</sup>

*NB: The premises are available as a single store or could be sub-divided to suit specific occupier requirements. Further information is available upon request.*

## EPC

An EPC is available upon request.

## COSTS

Each party is to be responsible for their own legal and surveyors costs incurred.



## LEASE

The premises are offered, subject to possession, by way of a new full repairing and insuring lease for a minimum term of 10 years subject to an upward only rent review at the 5<sup>th</sup> year.

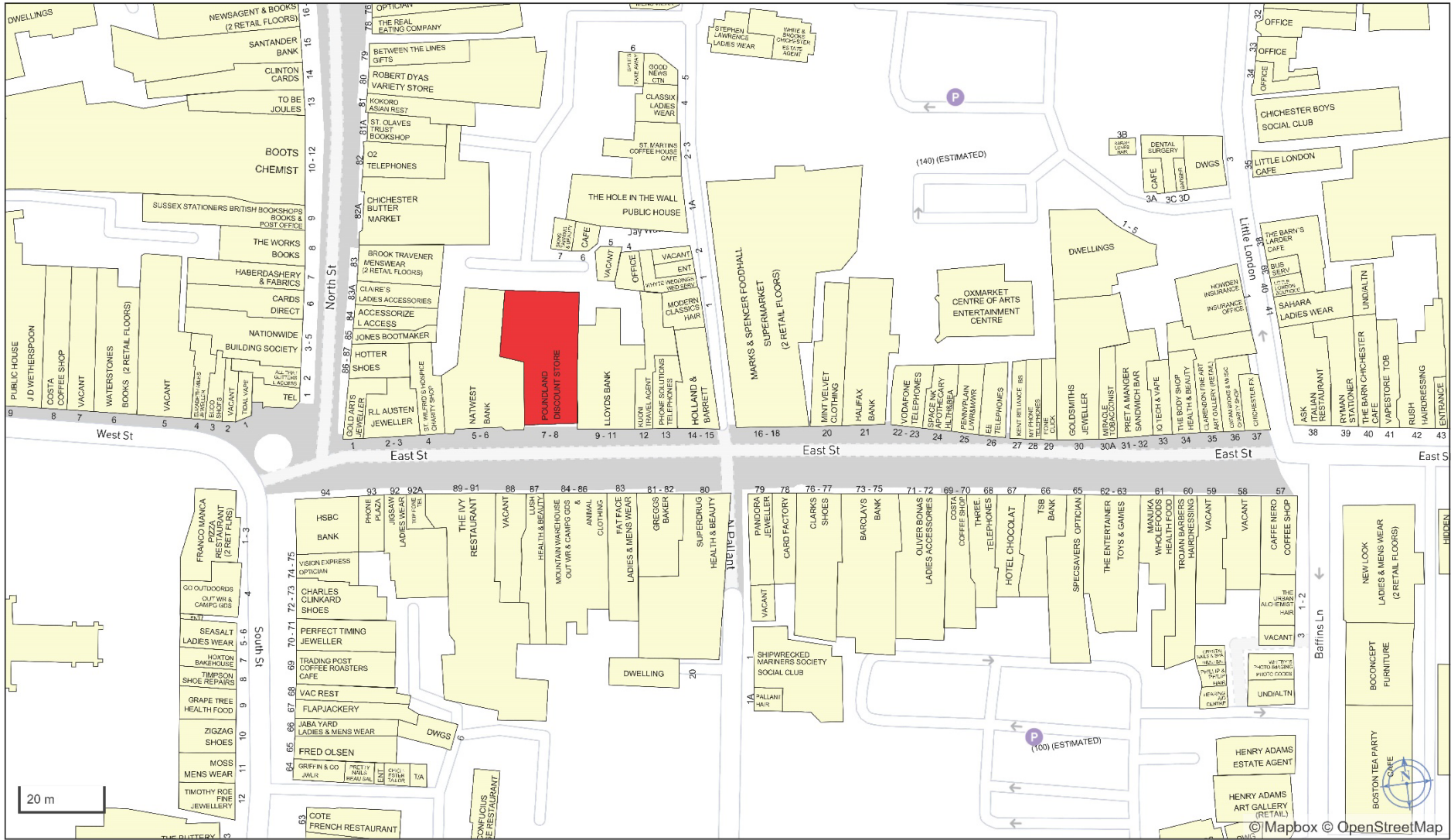
Quoting terms are available upon application.

## RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£158,000
<b>UBR (2025/2026)</b>	-	<b>55.5p</b>

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Chichester District Council – Tel: 01243 534 501



Experian Goad Plan Created: 25/06/2025



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**smithprice** | RRG  
RETAIL & LEISURE



## FURTHER INFORMATION

For further information or to arrange an internal inspection of the premises please contact:-

John Mortimer  
[johnmortimer@sprrg.co.uk](mailto:johnmortimer@sprrg.co.uk)

or

Charlie Taylor  
[charlietaylor@sprrg.co.uk](mailto:charlietaylor@sprrg.co.uk)

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SUBJECT TO CONTRACT

**CHICHESTER – 7/8 EAST STREET, PO1 1HE**

## MISREPRESENTATION ACT

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further inquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Smith Price RRG LLP have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.

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