



FOR SALE

31 North Street
Chichester, West Sussex PO19 1LX



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Key Features

- Chichester is a busy and attractive Cathedral city
- Located in prime pedestrianised area
- Central position close to public car parks
- Attractive Grade II Listed building
- Multi let investment
- The total passing rent is £105,550 pax
- Price £1,500,000 subject to the existing tenancies





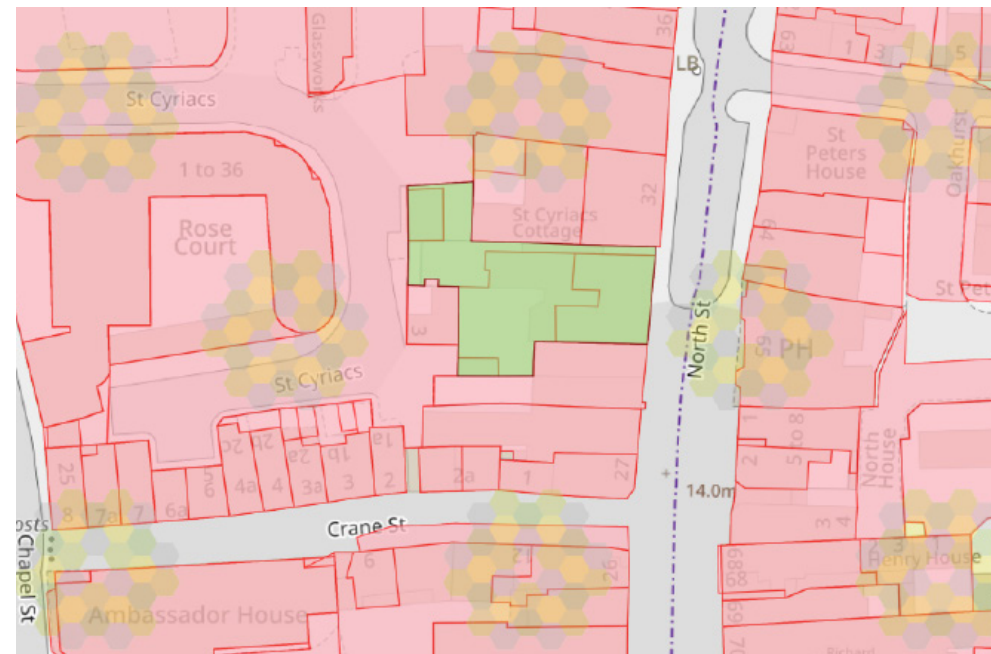
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Location & Situation

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 property is situated on the western side of North Street, close to the Market Cross. This position is within the pedestrianised part of North Street, with significant levels of footfall. In retailing terms this location is considered prime.

Nearby occupiers include The White Company, Marks and Spencer, Boots, WH Smith and H. Samuel.





Tenancy & Accommodation Schedule

Area	Tenant	NIA (sq ft)	Use	EPC	Lease Start	Repair	Lease Expiry	Break	Rent Review	Outside L&T Act	Passing Rent
Ground & Lower Ground Floor	The Sussex Food Co Limited	2,666	E	D (88) 26.05.2026	10.10.2016	EFRI	09.10.2026	Passed	Passed	No	£50,000
Part Ground Floor	BNP Paribas Real Estate Advisory & Property Management UK Limited	498	E	D (97) Exp 08.06.2027	25.09.2023	EFRI	23.09.2028	None	None	No	£21,000
First Floor	Donna Ockenden Limited	1,124	E	E (122) Exp 04.08.2033	12.12.2024	EFRI	11.12.2029	30.10.25	None	Yes	£21,350
Second Floor & Garage	The Sussex Food Co Limited	1,510	C3	D (58) Exp 14.05.2028	12.12.2024	EFRI	09.10.2026	None	None	No	£13,200
Totals		5,798									£105,550

NB - Donna Ockenden Limited lease, includes reference to a schedule of condition.



Rateable Value

Rateable Value (2023): Ground Floor - £20,750

Rateable Value (2023): Basement - £4,850

Rateable Value (2023): Part Ground Floor - £15,750

Rateable Value (2023): Second Floor - £10,000

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

EPC

Please see Tenancy and Accommodation Schedule for information relating to the EPC's.

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

VAT

The property is elected for VAT and it is anticipated that the sale will be treated as a transfer of a going concern (TOGC).





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Covenants

The Sussex Food Co Limited is an established restaurateur, providing a high quality dining room and overnight letting rooms. They have a D&B rating of 1A 2.

<https://www.purchasesrestaurant.co.uk/>

Donna Ockenden is a respected and high profile health care leader with more than 35 years' experience both in the UK and internationally. Donna Ockenden Limited has a D&B rating of 1A.

<https://www.donnaockenden.com/>

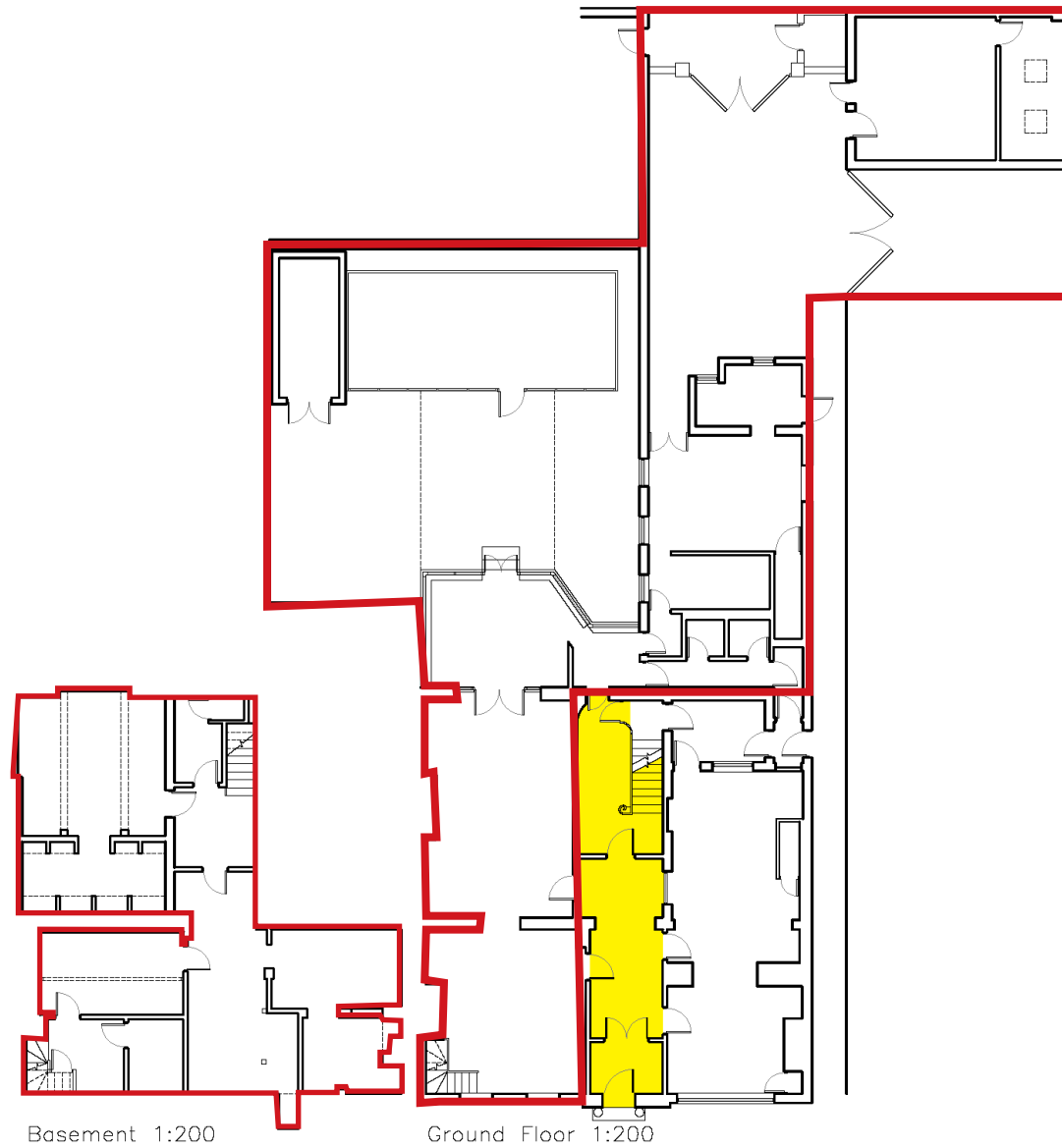
BNP Paribas Real Estate Advisory & Property Management UK Limited, incorporating Strutt & Parker and John Clegg & Co, has existed in the UK for more than 150 years. It is a European commercial property consultancy with around 2,600 employees in 51 cities, and has a D&B rating of 1A 1.

<https://www.realestate.bnpparibas.co.uk/>





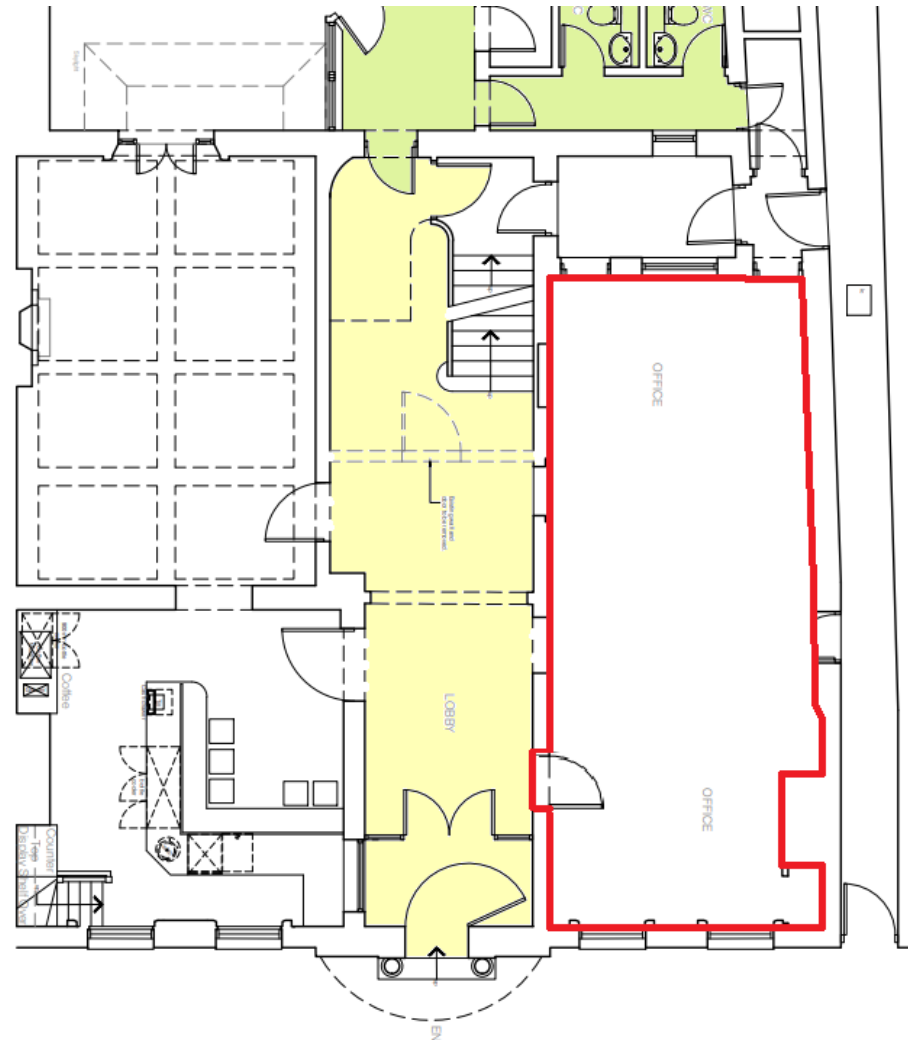
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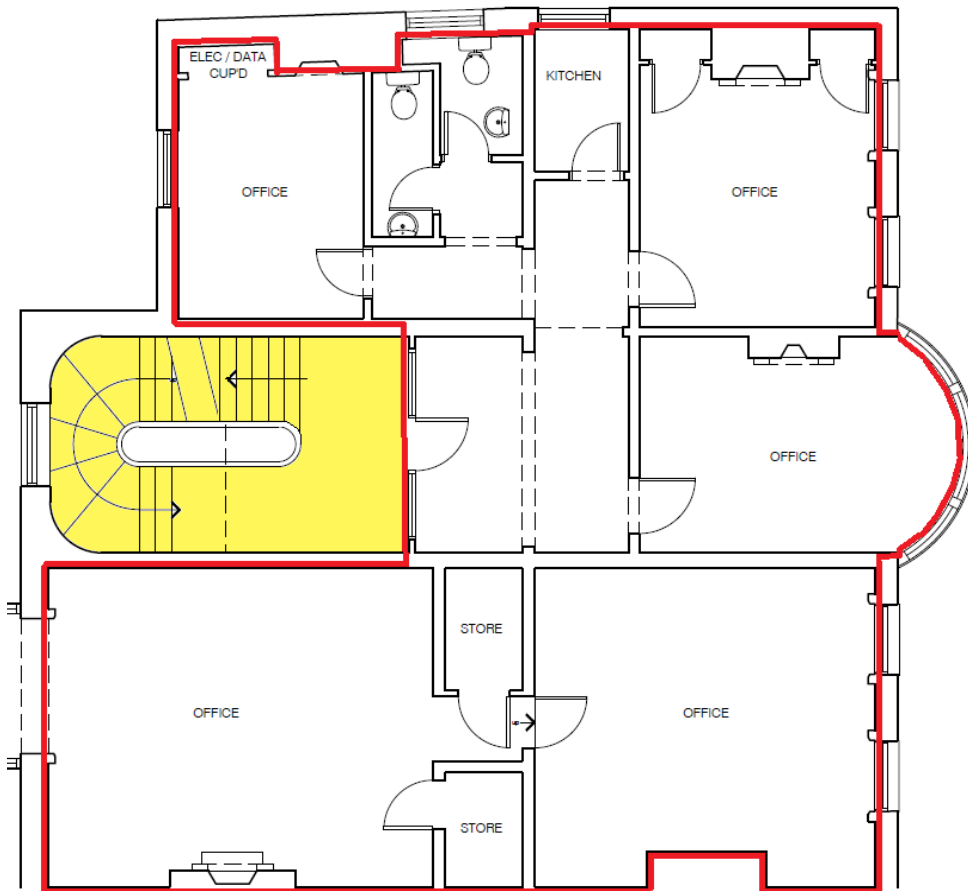
LOWER GROUND & GROUND FLOOR PLAN For identification purposes only



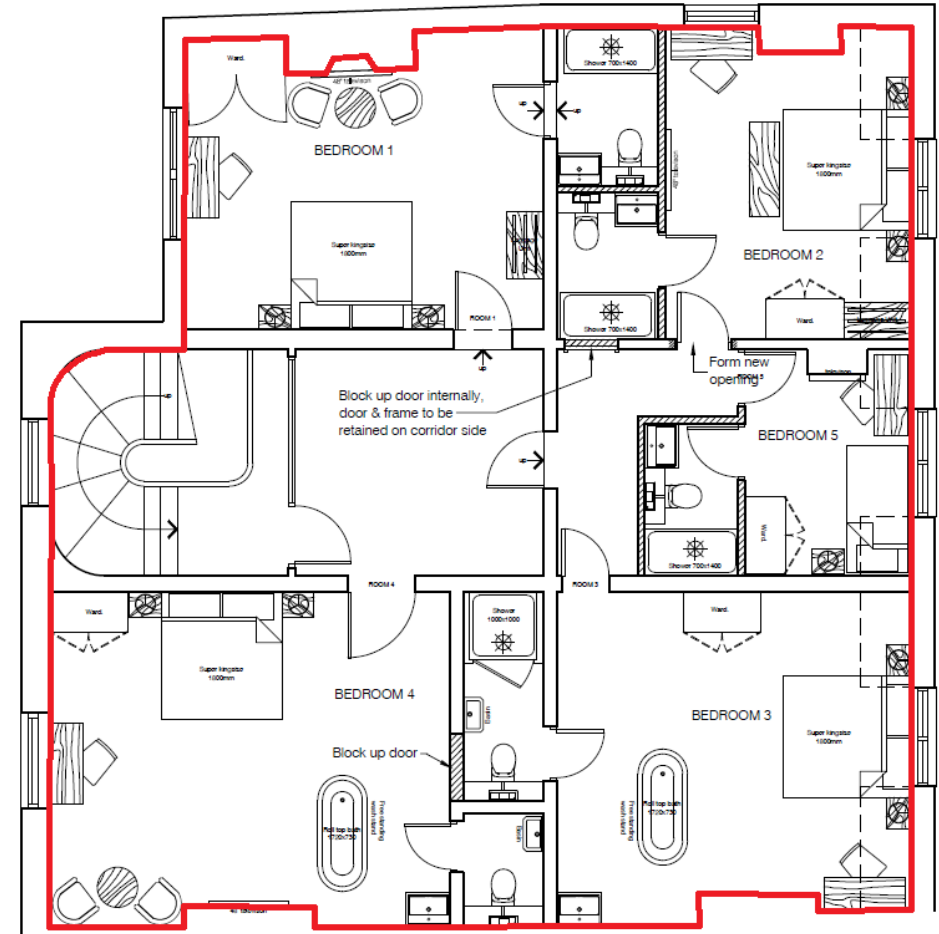
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PART GROUND FLOOR PLAN For identification purposes only



1ST FLOOR PLAN



2ND FLOOR PLAN

FIRST AND SECOND FLOOR PLAN For identification purposes only



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Tenure

We understand the property is owned freehold under Title Number WSX297808.

Terms

We have been instructed to market the freehold interest at a Guide Price of £1,500,000, which reflects a NIY of 6.75% after usual purchaser's costs of 6.80%.

Legal Fees

Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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023 9262 9007

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January 2025





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