TENURE / GUIDE TERMS

TO LET - £ROA

PROPERTY TYPE

RETAIL AND OFFICE

AGENCY PHONE

01903 236599

AGENCY WEBSITE

www.marshallclark.co.uk

Fernleigh

CHICHESTER



ADDRESS

Fernleigh, 40 North Street
Chichester
West Sussex
PO19 1LX

WHAT3WORDS

///packet.into.year

MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

TENURE / GUIDE TERMS	PROPERTY TYPE	AGENCY PHONE	DATE
TO LET £ROA	**RETAIL AND OFFICE**	**01243 981120**	**October 2026**

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LOCATION

Fernleigh is prominently positioned on the west side of North Street just to the south of Chichester Festival Theatre car park. The property is situated within the central parts Chichester which is a historic cathedral city on the south coast.









OPPORTUNITY

Fernleigh comprises a Grade II listed building in the heart of Chichester that has recently been purchased by new owners that is becoming a thriving mixed-use centre for specialist businesses. Current occupiers include Cowdry Farm Shop, a café, reformer Pilates studio, specialist pet products, florists, and beauty/art studios. The owner is looking for additional businesses to complement the current occupiers helping to create a unique destination retail location. Individual rooms of varying sizes are available for latest information please contact.

TENURE
Leasehold – To Let

RATEABLE VALUE
Individual rooms assessed separately (VOA 2026 list)

VAT
We understand that VAT is payable.

LEGAL COSTS
Each party to be responsible for their own legal costs, unless otherwise negotiated.

EPC
C-56

ACCOMMODATION (Net Internal Floor Area)

Various individual rooms of different sizes are available to both the ground and first floors.

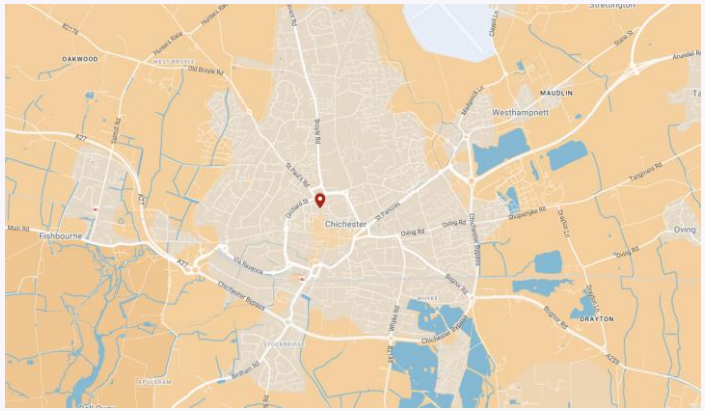
For latest availability please enquire.

HIGHLIGHTS

- Prominent building in Chichester
- Thriving business centre

ADDITIONAL INFORMATION

- Tenant liable for proportion of the estate service charge – further information available on request.
- Tenure – Effective Full repairing and insuring lease



FOR MORE INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT

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