

UNIT 2 DOLPHIN & ANCHOR, 7 WEST STREET - CHICHESTER

- The subject property is prominently located on West Street, very close to the intersection of North, South and East Street.
- Located immediately adjacent to Costa Coffee and Waterstones, other nearby retailers include HSBC, Wetherspoons and restaurants such as Franco Manca and The Ivy.
- Under Use Class E the property could be used for a shop, café, restaurant or gym. Other uses may be considered STPP.

PRIME OPPORTUNITY IN CATHEDRAL CITY

TO LET
A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

RENT
Upon application.

FLOOR AREAS SQ FT / SQ M
GF: 2,237 sq ft / 176.14 sq m
GF Anc: 573 sq ft / 53.23 sq m
1st Fl Anc: 715 sq ft / 66.43 sq m
2nd Fl Anc: 923 sq ft / 85.75 sq m

SERVICE CHARGE
TBC.

EPC
Available on request.

RATES
Rateable Value: £148,000
Rates Payable (22/23): £75,776 pa

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.





JACKSON CRISS

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CHICHESTER – UNIT 2 DOLPHIN & ANCHOR, 7 WEST STREET



Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

Waterstones

Franco Manca Sourdough Pizza

wetherspoon

HSBC

COSTA COFFEE

JACKSON CRISS

VIEWING

Dan Turner
020 7637 6851
dant@jacksoncriss.co.uk

Or through our joint agents:
Robinson Webster on 020 7190 9801

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