

CHICHESTER, 8A WEST STREET  
PO19 1QF

TO LET



- Unit located in strong tourist location opposite Cathedral in popular Cathedral City
- Suitable for a range of local independent operators for coffee shop, café, retail or other uses
- Occupiers close by include Waterstones, Franco Manca, The Ivy and a range of local independents

JACKSON  
CRISS

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## DESCRIPTION

The property forms part of the historic Dolphin Hotel located in the heart of Chichester, close to the junction of West Street, North Street and East Street. Other occupiers in the block include Waterstones, Wetherspoons and EWM.

The property overlooks the landmark Chichester Cathedral, which is one of the principal tourist attractions for the city, as well as the Novium Musuem being close by.

The surrounding pitch has seen an improvement post-covid with a number of F&B occupiers taking space including Franca Manca and The Ivy, joining Bills on North Street.

## TERMS

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

## EPC

D(82)

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## FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	525 sq ft	48.77 sq m
First Floor	752 sq ft	69.86 sq m

## RENTAL

£37,500 PA

## SERVICE CHARGE

Available upon request

## RATEABLE VALUE

£31,250 (2026 assessment).



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## AML

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.

## VIEWING

For an appointment to view, please contact:

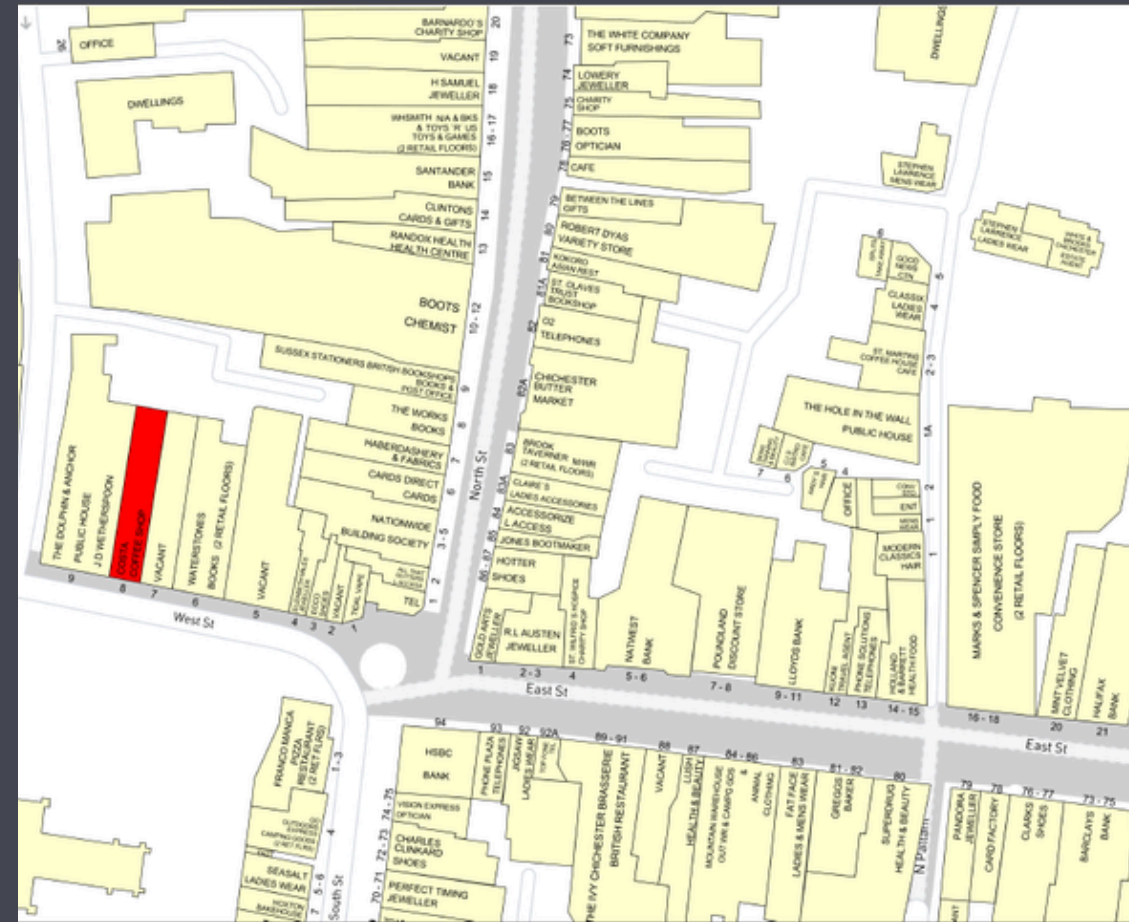
Dan Turner  
07917 022 524  
dant@jacksoncriss.co.uk

Or our joint agents, Forge Property  
Ian Webster  
[ian@forge-cp.com](mailto:ian@forge-cp.com)

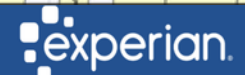
Subject to Contract

# JACKSON CRISS

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