



PRIME RETAIL UNIT TO LET

TERMS

Available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

EPC

The Energy Performance Certificate is available upon request.

RENT

On application

RATEABLE VALUE

£129,000 (2023 assessment)

FLOOR AREAS SQ FT / SQ M

Ground Floor Sales	3,166	294.13
Ground Storage	63	5.85
First Floor ancillary	2,783	258.55
Second Floor	1,525	141.68

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

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.



UNIT 4 DOLPHIN & ANCHOR, WEST STREET, CHICHESTER

- Prime retail unit located in busy city centre location, opposite Chichester Cathedral.
- Other retailers in the immediate vicinity include Waterstones, Costa, JD Wetherspoon, HSBC, The Works, Boots, W H Smith, The Ivy and Franco Manca.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

JACKSON CRISS

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UNIT 4 DOLPHIN & ANCHOR, WEST STREET, CHICHESTER

PRIME RETAIL UNIT TO LET

COSTA **HSBC** 

THE IVY

Waterstones

WH Smith

FRANCO MANCA
SOUROUGH PIZZA

**JACKSON
CRISS**

VIEWING

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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.

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