

Chichester

Unit 2 Dolphin & Anchor, 7 West Street

Class E Opportunity — Subject to Vacant Possession



Location

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.

Demise

The property is arranged over ground, first and second floors and provides the following approximate net internal floor areas:

Ground Floor	1,896 sq ft	176 sqm
First Floor	715 sq ft	66 sq m
Second Floor	923 sq ft	86 sq m
Total	3,534 sq ft	328 sq m

Tenure

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.

Rates

Rateable Value	£114,000
Rates Payable	£58,368 p.a

Interested parties are advised to make their own enquiries to Chichester District Council on 01243 785166.

EPC

Available upon request

For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

Ian Webster
020 7190 9802
07901 516 723
ian@forge-cp.com

Harry Hill
020 7190 9805
07901 545 068
harry@forge-cp.com

Or alternatively our
joint agent Dan Turner
at Jackson Criss on
020 7637 7100

