

Chichester

Unit 4 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 **Waterstones**, other nearby retailers include **Costa**, **HSBC**, **Franco Manca**, **The Ivy** and **Hotter Shoes**.

Demise

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

Ground Floor	3,229 sq ft	300 sq m
First Floor	2,783 sq ft	259 sq m
Second Floor	1,525 sq ft	142 sq m
Total	7,537 sq ft	701 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

£125,000 per annum exclusive

Rates

Rateable Value	£129,000
Rates Payable	£66,048 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

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