

TO LET

Prime Self-Contained Retail Unit

363 sq ft (34 sq m) sales area

379 sq ft (35 sq m) storage area



**4 West Street, Chichester,
PO19 1QD**

Lease Terms

Further details available upon request.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO.

Legal Fees

Each party to bear their own legal fees.

Business Rates

Rateable Value as of 1st April 2023 : £19,500

Energy Performance Certificate

Rating C (66). A copy of the EPC is available upon request.

Viewings

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Manhire LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Manhire LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We also advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

