



Retail Space

MINERVA HEIGHTS (RETAIL), CHICHESTER, PO19 3PH

NEW BUILD CONVENIENCE STORE/RETAIL

**TO LET / FOR SALE
3,943 SQ FT (366.32 SQ M)**



Summary

Ground Floor - Convenience Store/Retail

Available Size 3,943 sq ft

Business Rates To be assessed

EPC Rating To be assessed

- New Build to Shell and Core
- Adjoining customer car parking
- Available as a whole or part
- Terms on application



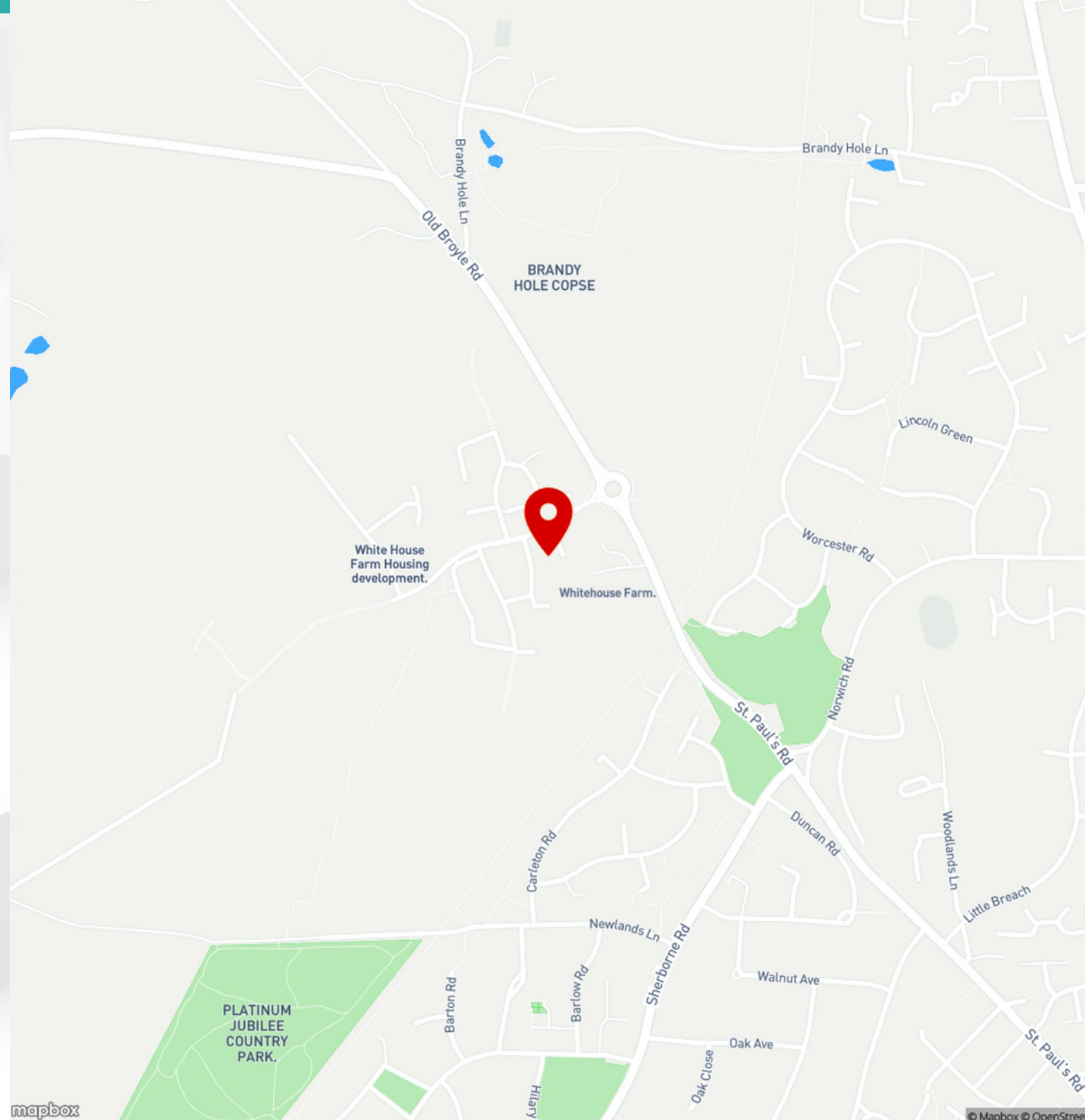
Location



Minerva Heights (Retail), Old Broyle Road, Chichester, PO19 3PH

Minerva Heights is a new development in Chichester delivering 750 homes in phase 1, community centre and primary school. There is potential for a further 850 homes in phase 2.

Chichester is located approximately 65 miles southwest of London, 15 miles east of Portsmouth and 30 miles west of Brighton. The city has excellent road communications being situated on the A27 dual-carriageway, which runs east to Worthing and Brighton and west to Portsmouth and Southampton where it connects with A3(M), M27 and M3 motorways.



Further Details

Description

On behalf of Miller Homes and Vistry Group we are delighted to offer a convenience store/retail opportunity in the heart of Minerva Heights. The ground floor retail unit to be completed to a shell and core finish and can be leased or purchased.

Terms

Terms on application

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

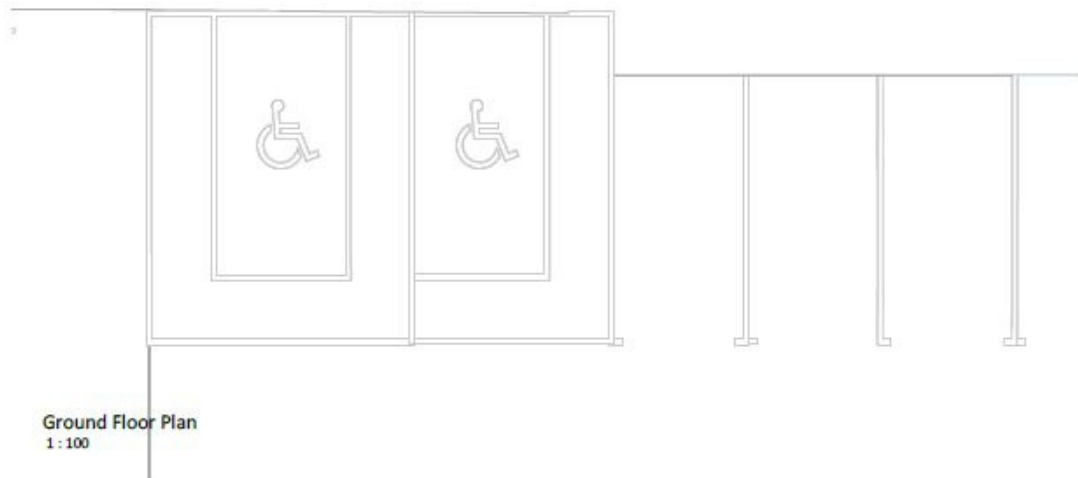
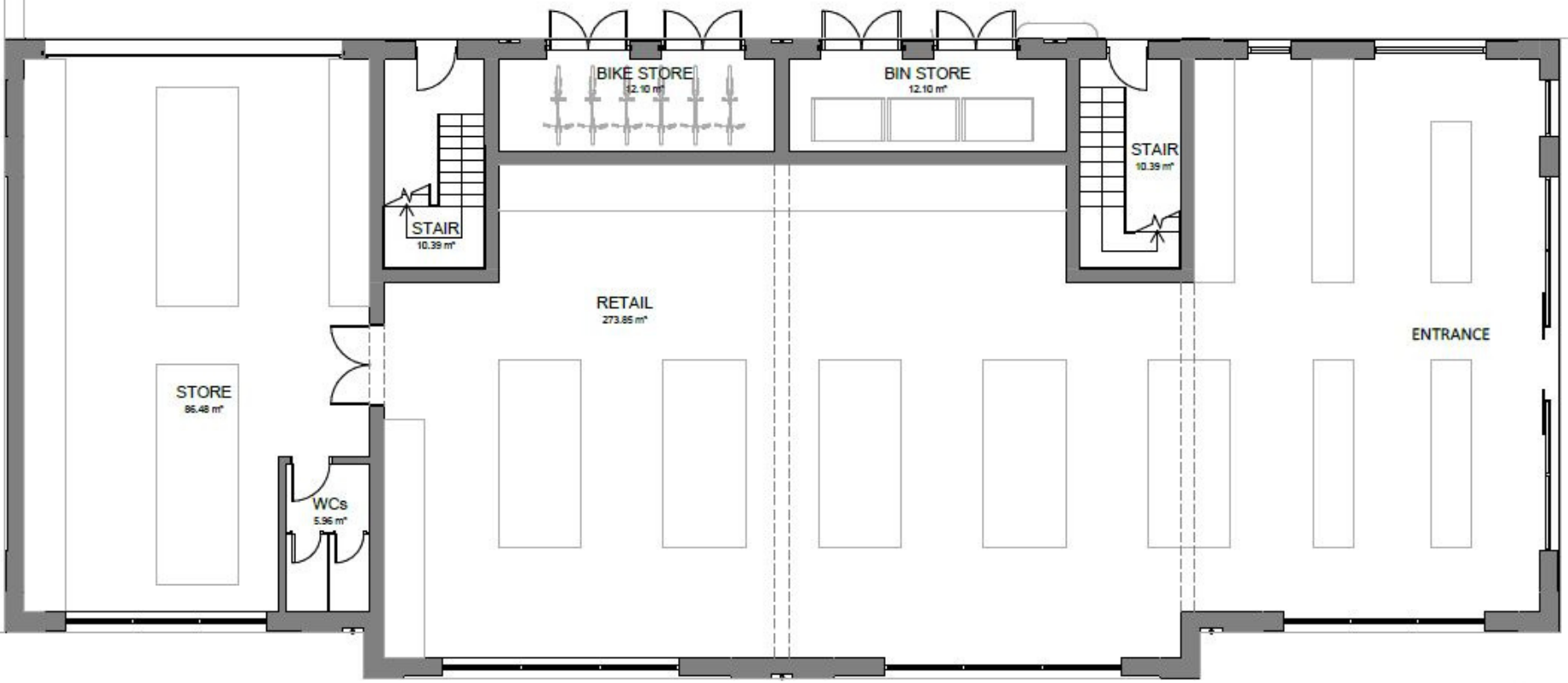
VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

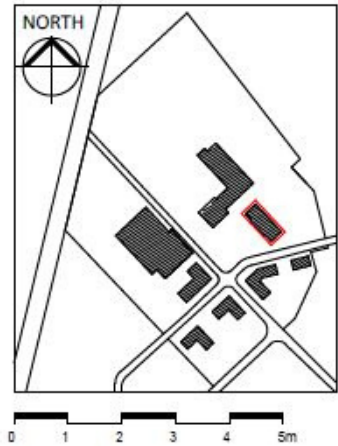
N.B. Dashed grey lines indicate that the retail unit could be subdivided in future, subject to the creation of level threshold access(es)



Ground Floor Plan
1 : 100

Area Schedule (GIA)	
Level	Area
Level 00	417 m ²
Level 01	348 m ²
Level 02	348 m ²
	1114 m ²

Area Schedule (GEA)	
Level	Area
Level 00	459 m ²
Level 01	390 m ²
Level 02	390 m ²
	1240 m ²



PL02	26.01.2022	WCs added to retail store room	REVISED 8
PL01	05.02.2021	Issued for Planning	WJ
STATUS	REV	DATE	DESCRIPTION
CLIENT	Miller Homes/ Vistry Group		CHECKED 8 PI
			ORIGINATOR 11 15345

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PROJECT
Whitehouse Farm Masterplan
Chichester

DRAWING TITLE
Retail / Resi Block - Ground Floor Plan

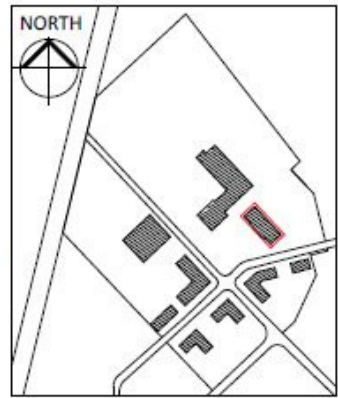
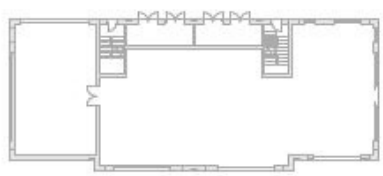
SUITABILITY STATUS
PL : Authorized and accepted
SCA
1 : 100@A3

DRAWING USAGE:	PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER	STATUS, REVISO
	153454-STL-04-00-DR-A-XX-01401	PL02



South West Elevation
1:100

- ① Brick 1 - Red brick
- ② Brick 2 - Light grey brick
- ③ Brick 3 - Dark grey brick
- ④ Perforated metal balustrade
- ⑤ Glazing - Aluminium frames with double glazed units (colour TBC)
- ⑥ PV panels
- ⑦ Dark grey metal entrance lobbies and canopies
- ⑧ Louvred vent panel (colour to match window and door frames) with concealed Plant Room doors
- ⑨ Dark grey rainwater goods
- ⑩ Double soldier course
- ⑪ Feature brick panel
- ⑫ Dark grey metal capping
- ⑬ Grey metal cladding
- ⑭ Blue metal cladding
- ⑮ Obscure Glazing - Aluminium frames with double glazed units (colour TBC)
- ⑯ Brick banding



STATUS	REV	DATE	DESCRIPTION	REVISION
PL	05.02.2021	Issued for Planning		
CLIENT	Miller Homes/ Vistry Group			CHECKED
ORIGINATOR	1534			

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 PROJECT
 Whitehouse Farm Masterplan
 Chichester

DRAWING TITLE
Retail / Resi Block - Elevations Sheet 1

SUITABILITY STATUS	SCALE
PL : Authorized and accepted	1:100@/
DRAWING USAGE:	
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - CLASS - NUMBER	STATUS, REVISION
153454-STL-04-ZZ-DR-A-XX-02401	PL



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