

**PRE LET /
PRE SALE
AVAILABLE**



**TO LET /
FOR SALE**

Retail Unit, Minerva Heights
Chichester, West Sussex PO19 3PH



Key Features

- Chichester is a busy and attractive Cathedral city
- Ground floor, convenience store / retail
- Size - 3,943 sq ft
- New Build to Shell and Core
- Adjoining customer car parking
- Available as a whole or in part
- Terms on application





Location

Minerva Heights is a new development off St Paul's Road, a short distance from Chichester City Centre. The development is planned to consist of 1,600 homes, 750 of which are being delivered in Phase 1, commercial and retail space, a community centre and a primary school.

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.

Description and Accommodation

On behalf of Miller Homes and Vistry Group we are delighted to offer this retail unit.

Once constructed, this new build retail unit will provide a total of 3,943 sq ft, and is available as a whole or individually. The unit can be built to suit, or rent from shell and core.

Maps and plans are for indicative purposes only





Terms

The unit is available to let or for sale, by way of pre-let / pre sale, of the whole or part.

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.

Anti Money Laundering Regulations 2017

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.

Enquiries and Viewings

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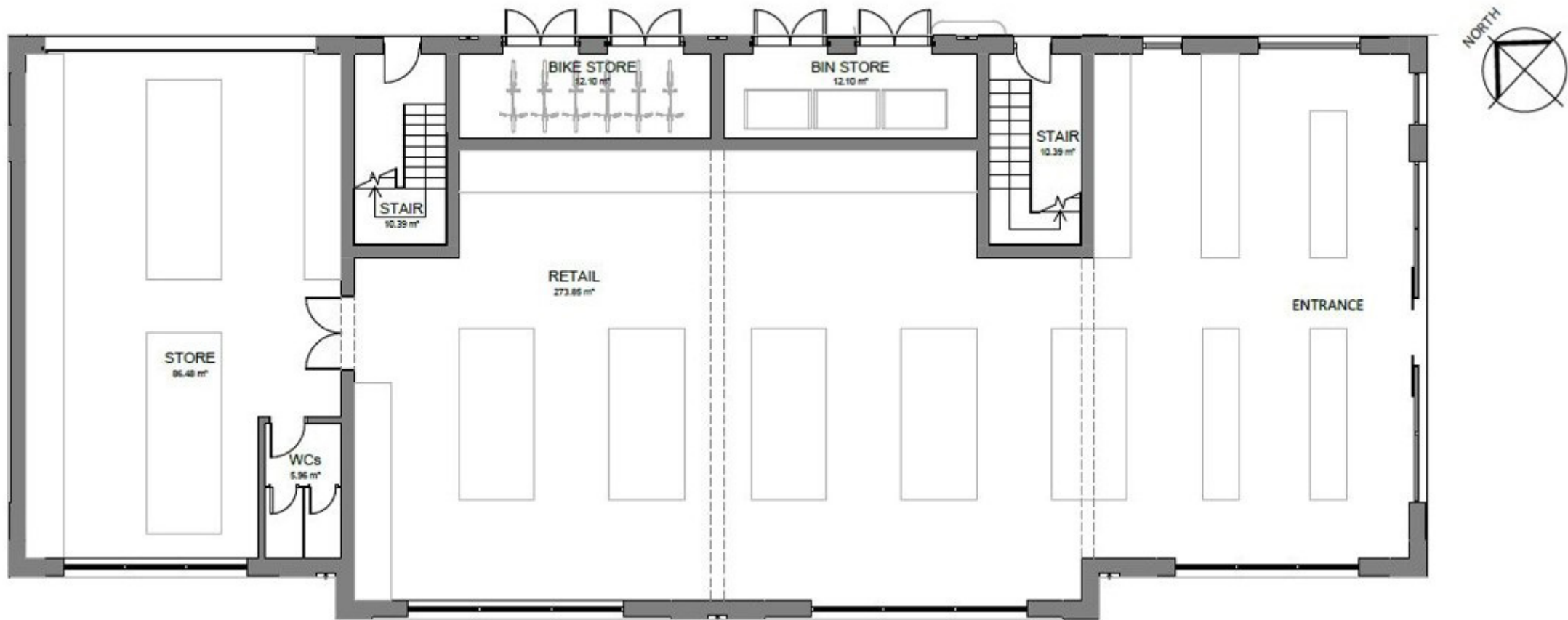
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March 2023





Proposed Floor Plan





Proposed Elevation

