

**FOR
SALE**

**SINGLE STOREY RETAIL AND
STORAGE UNIT**

130.42 m² (1,404 ft²)

01243 981120

www.marshallclark.co.uk



**UNIT 1A FRANKLIN PLACE, CHICHESTER, WEST SUSSEX,
PO19 1BL**



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CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

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GUIDE PRICE £195,000

LOCATION:

The property is located on the southern side of Franklin Place, just off North Street in Chichester. Chichester is a historic City which approximately 85 km to the south west of London, 23 km to the east of Portsmouth and has many independent and national companies.

The property is opposite the North Gate car park with easy access to the City Centre. Chichester main line rail station is around 1km to the south. Close by occupiers include Jackson-Stops, Leaders, Open Design Studio and Metro House.

DESCRIPTION:

The property comprises a single storey retail shop, with a recessed shop front. There is an open plan retailing area to the front, with the rear parts of the property being currently arranged as various storage areas.

The property is located on Franklin Place, which is predominately a residential street so there may be potential for a variety of uses subject to relevant planning permission.

The premises has approximate Net Internal Floor Area as below:

Ground Floor Retail	67.80 m ²	729 ft ²
Rear Storage	62.62 m ²	674 ft ²
Total	130.42 m²	1,403 ft²



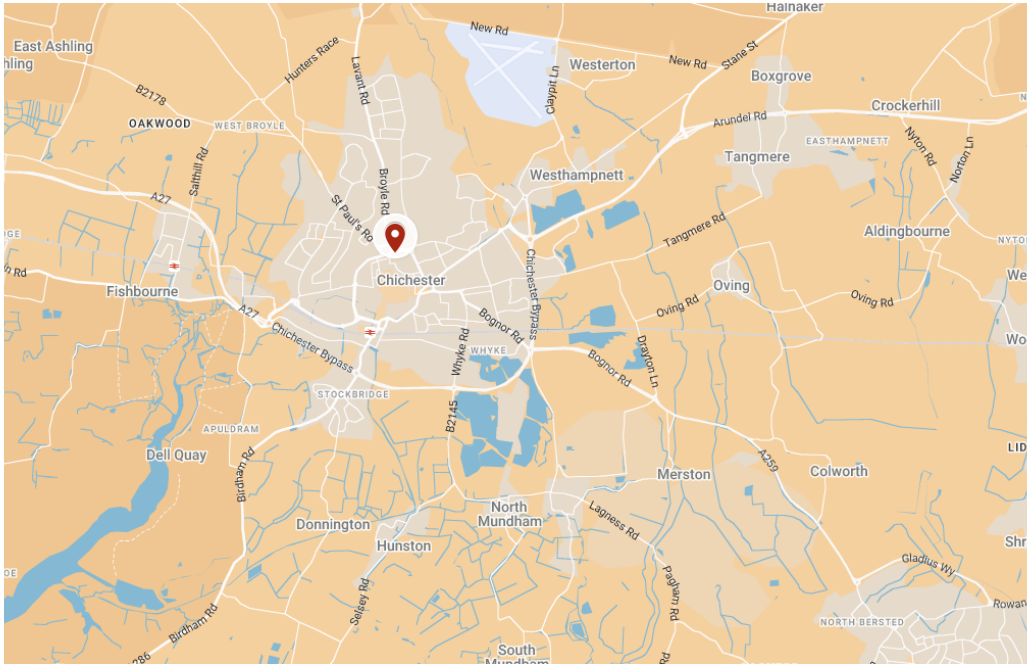
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- TENURE:** Freehold, subject to vacant possession.
- VAT:** We understand that VAT is not payable.
- RATES:** We understand the property has a Rateable Value of £11,000 (VOA 2026 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** D 99 (Valid until September 2034)



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 Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
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