

PRICE  
REDUCED



**FOR SALE**

Chichester Dental Laboratory  
Quarry Lane, Chichester, West Sussex. PO19 8NY





## Key Features

- Conveniently located with easy access to the A27 south coast trunk road
- Visible frontage from the A27, with over 40,000 vehicle movements daily
- Well fitted out with suspended ceilings and wall mounted A/C
- Separate glazed pedestrian access and concertina loading door
- Parking for 5-7 vehicles
- Close to Chichester city centre and station
- Multiple studs walls could be removed to offer larger open plan accommodation
- W/Cs & Staff welfare/breakout area
- Suit owner occupiers or investors
- Freehold interest - Guide price: £500,000





## Location & Situation

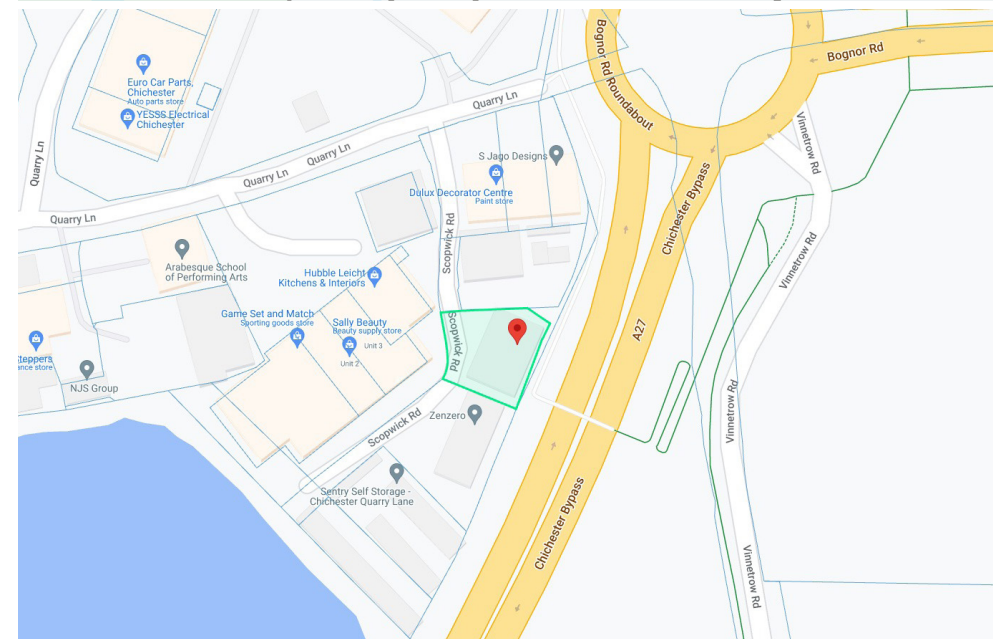
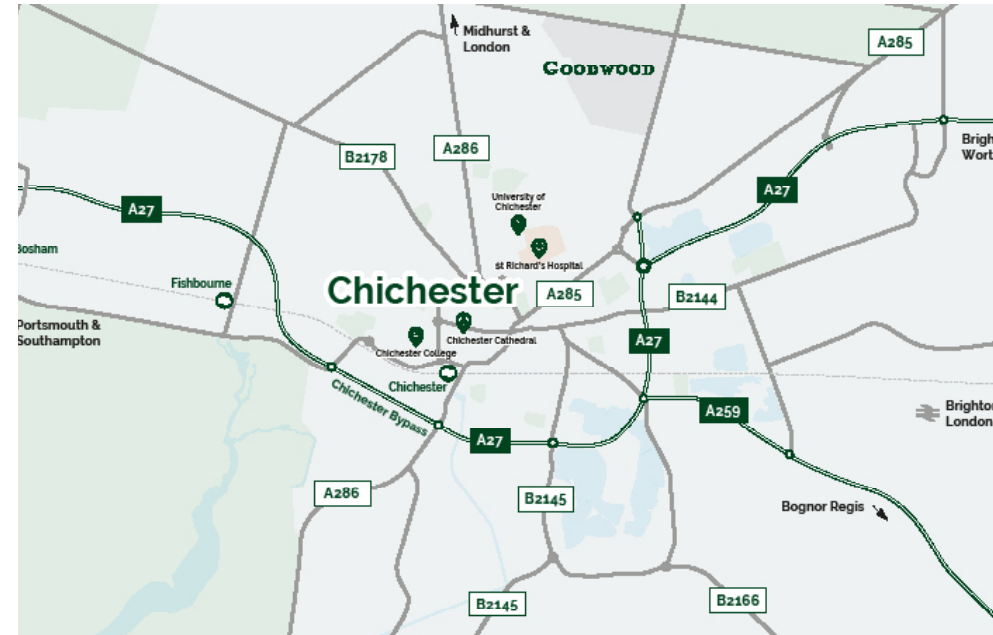
Chichester is an attractive cathedral city, and the county town of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles to the east of Portsmouth and 30 miles west of Brighton.

The premises is situated at the Eastern end of Quarry Lane, one of the main commercial districts in the city boasting a long list of national occupiers.

The A27 is adjacent to the property and quickly accessed via Bognor Road.

Chichester mainline station is 1.4 miles to the West, offering direct services to Southampton, Portsmouth, Brighton, Gatwick Airport and London.

Maps and plans for identification purposes only







## Description & Accommodation

The property comprises of a two storey business unit, most recently used for a mixture of dentistry and light industrial purposes. The property is of steel portal construction under a pitched sheet roof with part brick, part block overclad elevations. The ground floor is currently configured over multiple rooms as a dentist's practice benefitting from (but not limited to) suspended ceiling with inset lighting, double glazed windows, wall mounted A/C units, gas central heating and laminate flooring.

Access is through a glazed entrance into reception, as well a concertina loading door.

At first floor level, the property has been used as lab/light industrial space.

Externally there is parking for approx 5-7 vehicles.

The accommodation has the following approximate floor areas (GIA):

Area	Sq ft	Sq m
Ground Floor	2,556 sq ft	237.46 sq m
First Floor	2,556 sq ft	237.46 sq m
<b>Total</b>	<b>5,112 sq ft</b>	<b>474.92 sq m</b>







## Rateable Value

Rateable Value (2023): £37,000

Rateable Value (Draft - Scheduled for Implementation from 1st April 2026): £44,000

Occupiers will pay approximately 43% of this per annum.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability: <https://www.gov.uk/find-business-rates>.

## EPC

We understand the property has an EPC rating of C (67).

## 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. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

The premises has most recently been used for a mixture of dentistry and light industry. It's therefore felt the building could suit a wider array of uses moving forward, subject to any necessary consents.





## Terms

We have been instructed to market the freehold interest of the property with vacant possession (due to relocation).

Guide Price: £500,000.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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Flude Property Consultants 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 Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

February 2025

