



13A South Pallant, Chichester, West Sussex PO19 1SU

Guide Price £250,000 - COMMERCIAL - FREEHOLD



STRIDE & SON

Chichester Tuition Centre

13A South Pallant, Chichester

A characterful two-storey commercial property in central Chichester, offering around 1,113 sq ft of flexible space with dramatic exposed timbers, mezzanine-style first floor, kitchen and WCs.

- Characterful commercial premises in central Chichester
- Flexible accommodation arranged over two floors
- Impressive vaulted first floor with extensive exposed timbers
- Large open-plan working areas on both levels
- Striking mezzanine-style layout overlooking the ground floor
- Suitable for a variety of office, studio, training or commercial uses, subject to consent
- Kitchen facilities and separate WCs
- Excellent natural character combined with practical workspace
- Central position close to shops, cafés, restaurants and transport links
- Approximately 1,113 sq ft overall





Accommodation

13A South Pallant is a highly individual commercial property offering flexible accommodation arranged over two floors in the heart of Chichester city centre.

The building immediately stands apart from more conventional commercial space, with exposed timber beams, a dramatic vaulted roof structure and an open mezzanine-style arrangement giving the interior a real sense of character.

The ground floor provides a substantial open-plan area extending through much of the building, currently arranged as workspace and teaching accommodation. The flexible layout would lend itself well to a variety of commercial occupiers and provides ample room for desks, workstations, training areas or client-facing space.

To the rear are useful ancillary facilities including a fitted kitchen and separate WC accommodation.



A central staircase rises to the first floor, where the architecture becomes a particular feature. The upper level is arranged around the central void and offers a further large open-plan area beneath an impressive pitched roof with extensive exposed timber framing.

This space is currently used as additional office and teaching accommodation, but its proportions and character could suit a broad range of uses including studio space, professional offices, training rooms or other commercial activities, subject to any necessary consents.

The combination of open-plan accommodation, two distinct working levels and ancillary facilities makes the property particularly adaptable, while the historic roof structure gives it an identity that would be difficult to replicate in a modern office building.

Current Lease Position

The property is currently occupied by an existing tenant. The tenancy is understood to have originated from a **6-year lease commencing 22 September 2008**, which has since continued on a held-over basis.

The current rent is understood to be **£15,000 per annum**, together with an additional **£500 per annum contribution**.

Lease information: The above reflects the current understood position. Historic lease documentation is being reviewed and discussions with the tenant regarding future lease terms are ongoing.



13A South Pallant occupies a highly convenient position in the heart of Chichester city centre, close to the main shopping streets, restaurants, cafés and professional businesses. South Pallant forms part of Chichester's historic core and is well placed for the city's principal commercial and cultural amenities, including East Street, South Street, Pallant House Gallery and Chichester Cathedral. The mainline railway station and bus station are also within easy walking distance, making the property readily accessible for staff, clients and visitors.

Council Tax band: TBD

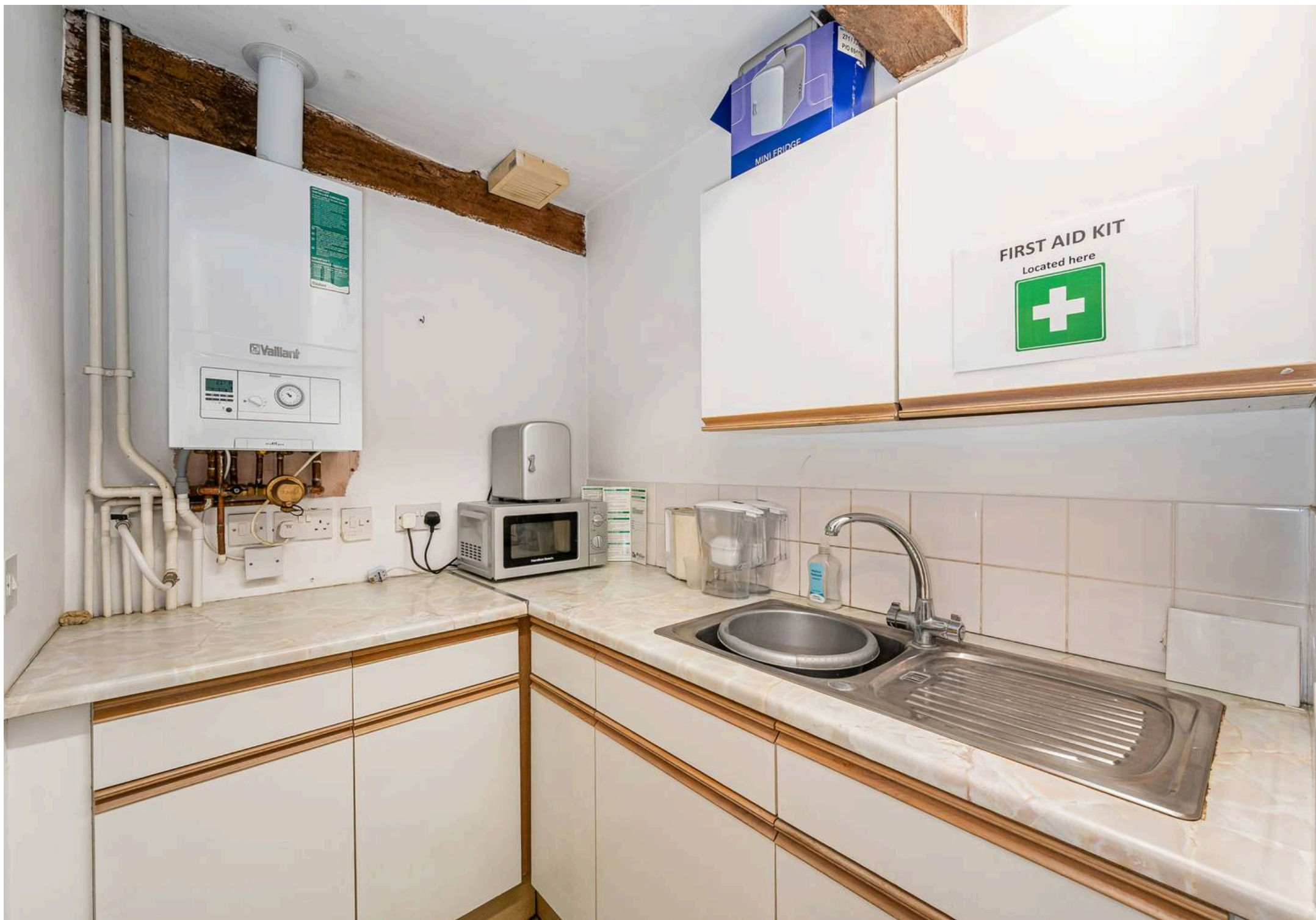
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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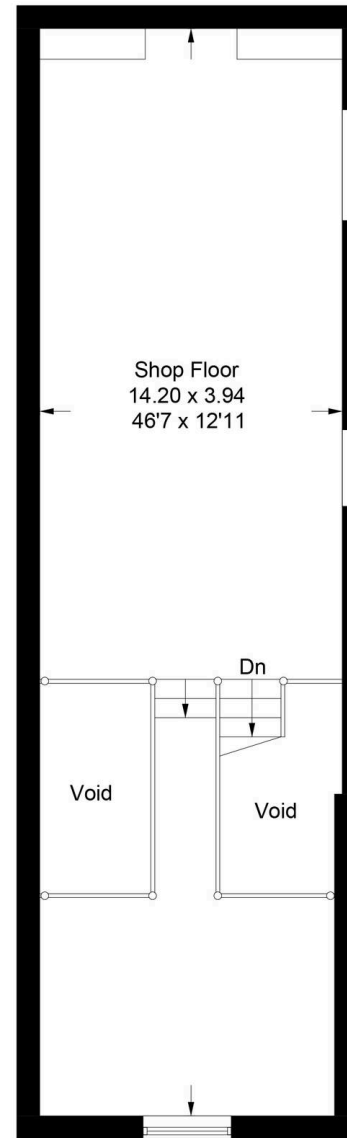
Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft
(Excluding Void)



Produced for Stride & Sons Estate Agent.



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2026. (ID1331685)



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