



15 Southgate, Chichester - PO19 1ES

Guide Price £200,000 - FREEHOLD - COMMERCIAL PREMISES



STRIDE & SON

# J C Solicitors Ltd

15 Southgate, Chichester

Grade II Listed freehold office building arranged over three floors totalling 909 sq ft. Well equipped throughout, with an enclosed rear garden. Offered with vacant possession.

- Freehold with vacant possession
- 909 sq ft arranged over three floors
- Prominent city centre location
- Use Class E — broad range of permitted uses
- Grade II Listed building
- Enclosed rear garden

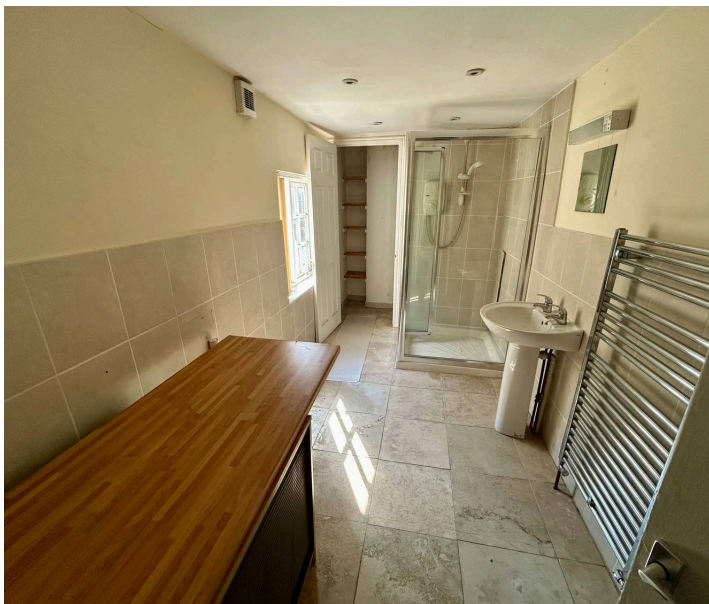




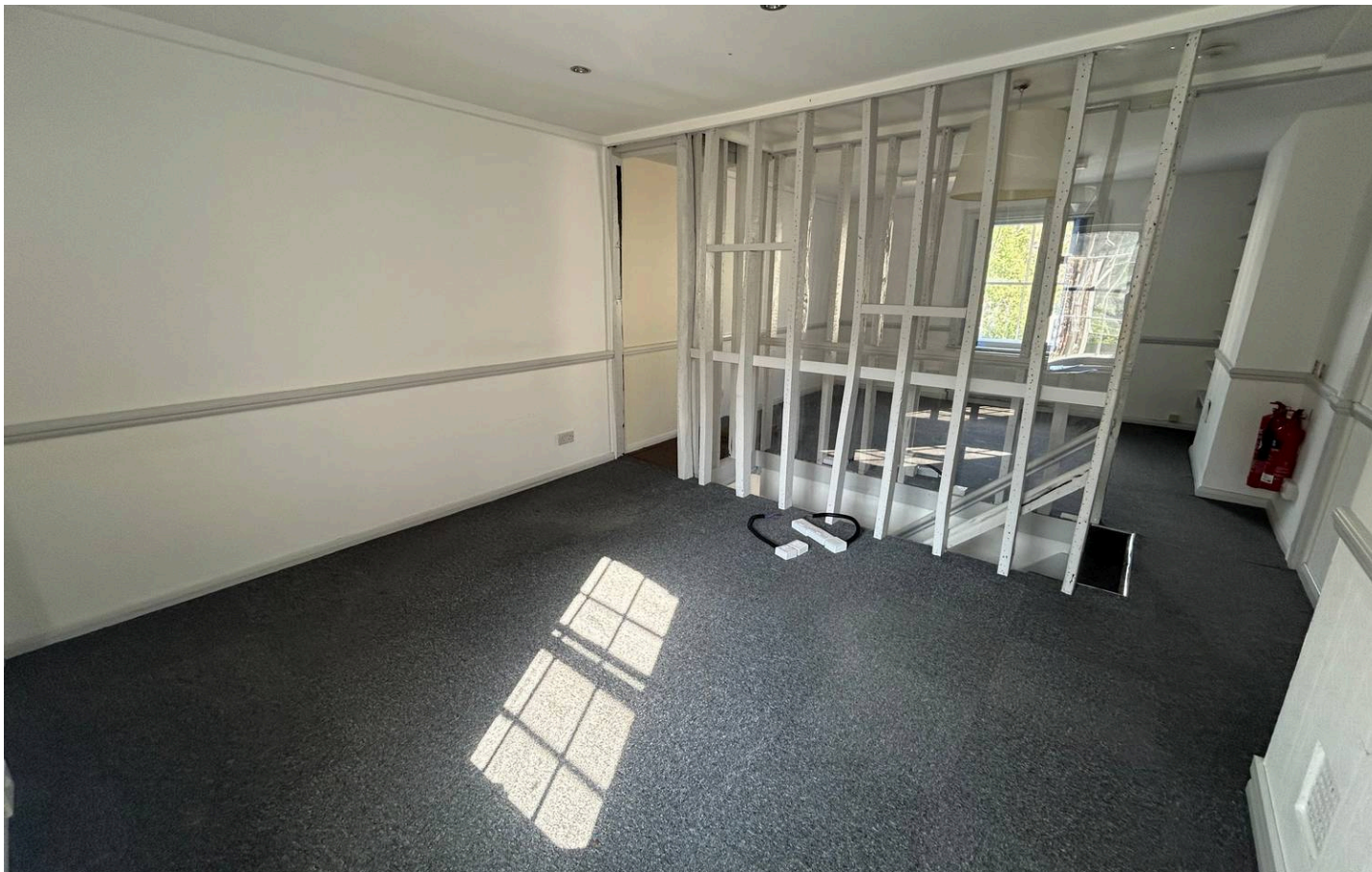
## 15 Southgate, Chichester

Grade II Listed office building occupying a prominent city centre position, offering a self-contained and well-appointed workspace arranged over three floors. The property benefits from a mix of open and cellular office accommodation, making it well suited to a variety of occupiers.

The basement provides useful ancillary storage space, albeit with restricted head height. The ground floor extends to approximately 400 sq ft and is arranged as two rooms alongside a fitted kitchen, WC (with Toilet and Wash Basin) providing practical day-to-day facilities for occupiers. The first floor offers a further 366 sq ft comprising two additional rooms and a shower room, adding a degree of flexibility rarely found in office premises of this size.



Internally the property is well equipped, with Cat 5 data cabling throughout and gas central heating. To the rear, an enclosed garden provides external amenity space, an attractive and uncommon feature for a city centre office of this nature.



## 15 Southgate, Chichester

As a Grade II Listed building, the property forms part of Chichester's rich architectural heritage and contributes positively to the character of the Southgate streetscene. The listed status presents an opportunity for an owner-occupier or investor to acquire a building of genuine historic interest in one of the South Coast's most desirable city centre locations.

The property is offered freehold with vacant possession.

Total accommodation extends to approximately 909 sq ft (84.4 sq m).

Basement - 143 sq ft (restricted height)

Ground Floor - 400 sq ft (two rooms and kitchen)

First Floor - 366 sq ft (two rooms and shower room)

### PLANNING

The property falls within Use Class E (Commercial, Business & Service) under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, permitting a broad range of uses including retail, offices, leisure and clinic-related uses. Prospective purchasers should satisfy themselves as to permitted use with the Local Planning Authority or a qualified planning consultant.



The property occupies a prominent position on Southgate, one of Chichester city centre's principal arterial routes, forming part of the one-way system that connects the A286 to the city's historic cross-street layout. Chichester is a cathedral city and the county town of West Sussex, situated approximately 18 miles east of Portsmouth and 31 miles west of Brighton, with excellent road connections via the A27 and A3. The city benefits from a mainline railway station providing regular services to London Victoria, Gatwick and along the South Coast. The immediate area offers a wide range of national and independent retailers, restaurants and professional occupiers, with the property positioned within easy walking distance of the city's main retail pitch along East and West Street.

EPC Energy Efficiency Rating: A

#### LISTED STATUS

Grade II Listed. Historic England list entry 1026682. Further information can be found at [historicengland.org.uk/listing/the-list/advanced-search](https://historicengland.org.uk/listing/the-list/advanced-search)

#### BUSINESS RATES 2026/2027

The property was reassessed as part of the Valuation Office Agency's 2026 revaluation, which took effect from 1 April 2026. The current Rateable Value is £11,000. Prospective purchasers should verify their eligibility for relief with Chichester District Council or via [gov.uk/find-business-rates](https://gov.uk/find-business-rates).





## Stride & Son Commercial

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