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**FREEHOLD FOR SALE**  
**GRADE II LISTED OFFICE BUILDING**  
**100% SMALL BUSINESS RATES RELIEF AVAILABLE**



**\*WALK-THROUGH VIDEO TOUR AVAILABLE\***

**15 SOUTHGATE**  
**CHICHESTER**  
**WEST SUSSEX**  
**PO19 1ES**

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
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Residential / **Commercial** / Rural / Development / Auctions

## LOCATION

The property fronts a busy main road location within Chichester city centre. A Google Street View of Southgate can be viewed through Google Maps by typing in the property's postcode PO19 1ES

## ACCOMMODATION (APPROXIMATE FLOOR AREAS)

Basement	143 sq ft (restricted height)
Ground Floor	400 sq ft (comprising two rooms and a kitchen)
First Floor	366 sq ft (comprising two rooms and a shower room)
Total	909 sq ft

## PROPERTY FEATURES

- Cat 5 wired
- Gas central heating
- Fitted kitchen
- Shower room
- Enclosed rear garden

## TENURE

Freehold interest with vacant possession.

## PRICE

Our client is looking for offers in excess of £200,000.

## PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allow multiple business uses, including retail, offices, leisure, and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E.

## LISTED STATUS - (HISTORIC ENGLAND)

This property is Grade II Listed. The list entry under 1026682 can be found on Historic England's website <https://historicengland.org.uk/listing/the-list/advanced-search>

## BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The Rateable Value advertised online by GOV.UK is £10,250. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £5,114.75. There is currently a 100% Small Business Rates Relief available. Interested parties are advised to Chichester District Council or alternatively, this information is available online through GOV.UK [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## ENERGY PERFORMANCE CERTIFICATE

This property has been graded a Band E (116) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

## **VIEWING ARRANGEMENTS**

By appointment with sole selling agent's Henry Adams Commercial. A walk-through video tour of the accommodation can be made available via WhatsApp on request to the following mobile 07868 434 449.

## **CONTACT**

Andrew Algar - Head of Commercial Property

01403 282 519

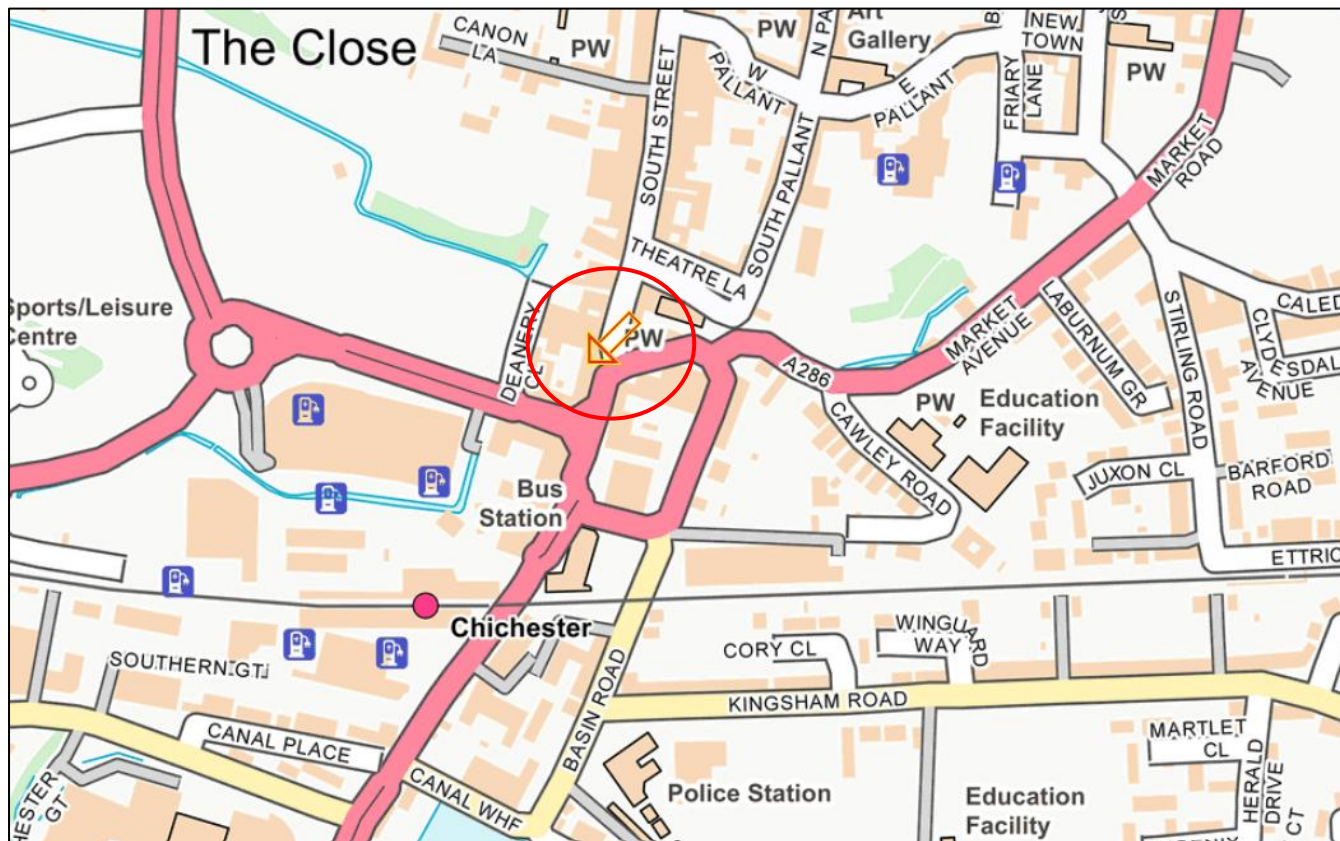
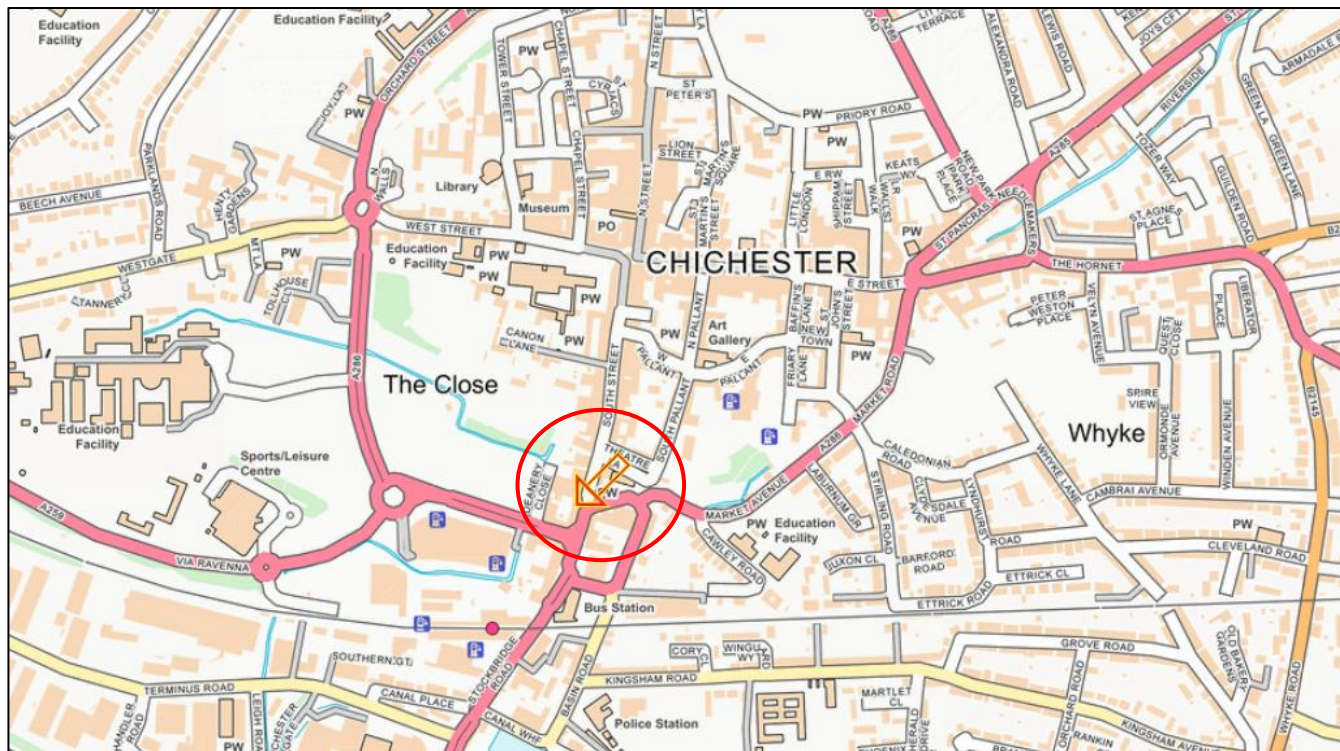
07868 434 449

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## **ENCLOSED REAR GARDEN**



## LOCATION MAPS - NOT TO SCALE



**Agent's Notice** – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.