

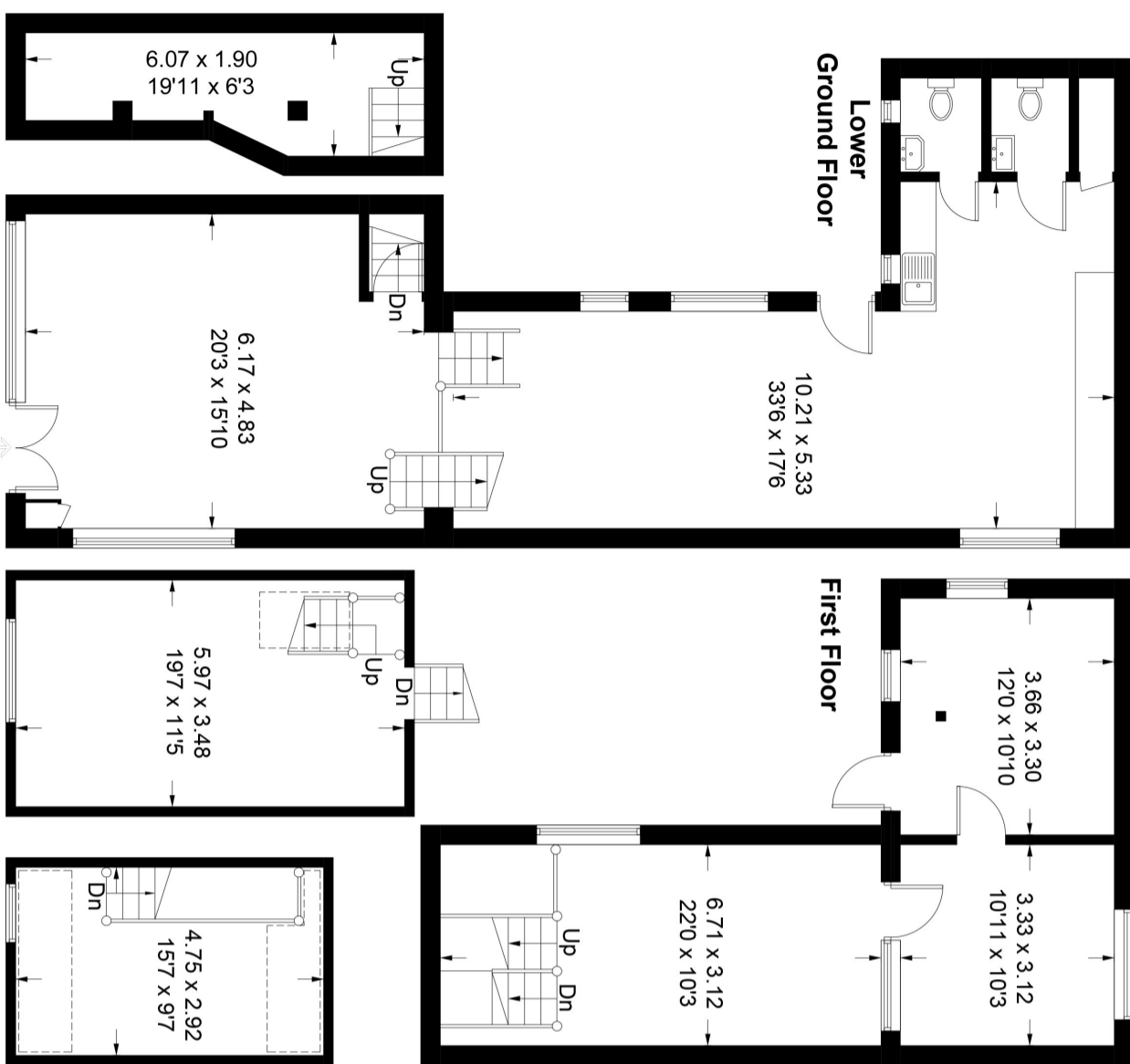
156, St. Pancras, PO19 7SH

Approximate Gross Internal Area = 168 sq m / 1808 sq ft
(Including Cellar)

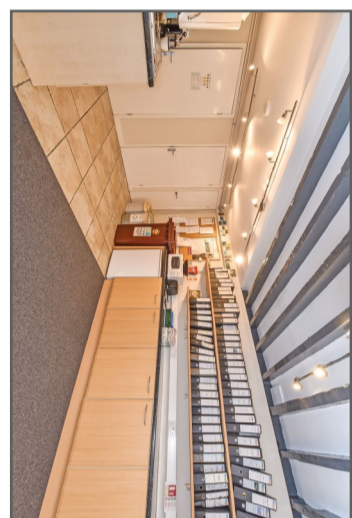
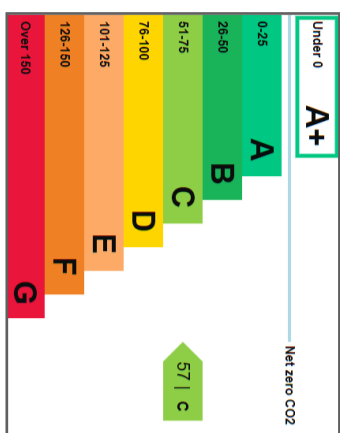
Produced for Stride & Sons Estate Agent.



= Reduced headroom below 1.5m / 5'0"



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 2022. (ID849533)



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St. Pancras, Chichester

156 St. Pancras, Chichester, PO19 7SH.

Situated in a prominent position at the end of East Street, an opportunity for an investment buyer or owner occupier to acquire a Grade II listed building currently used as offices with bright, open plan, split level space extending to some 168 sq. m.

The ground floor space has access to a cellar and a staircase leading to a lower ground floor with a small kitchen and two cloakrooms whilst on the first floor there is a large L-shaped vaulted ceiling room with exposed beams leading onto two additional rooms currently used as editing suites. Further stairs lead to an upper first floor with stairs to a 2nd floor attic/store room. **The property is sold with vacant possession on completion.**

The space is arranged as follows:

Double front doors to:

GROUND FLOOR: 20'3 x 15'10. Two large shop windows. Exposed pine floor boards. Door access to:

CELLAR: 19'11 x 6'3.

From the ground floor half stairs lead to:

LOWER GROUND FLOOR: 33'6 x 17'6. Open plan L-shaped room. Small tiled kitchen area. Two cloakrooms both with wash hand basins. Storage cupboard.

From the ground floor half stairs to:

1st FLOOR ROOM 1: 22' x 10'3. Exposed pine floor boards. Vaulted ceiling. Glass partition and door to:

ROOM 2: 10'11 x 10'3. Door to:

ROOM 3: 12' x 10'10. Double aspect room.

From Room 1 stairs to:

UPPER FIRST FLOOR

ROOM: 19'7 x 11'5. Exposed pine floor boards. Stairs to:

SECOND FLOOR

ATTIC ROOM: 19'7 x 11'5. Currently used for storage.

SERVICES: All main.

RATEABLE VALUE: £10,750 per annum from 01/04/2017

DIRECTIONS: What3words – decent.armed.mason

PRICE GUIDE: £350,000 FREEHOLD

THE PROPERTY IS ALSO TO LET: £25,000 pa

TERM BY ARRANGEMENT

Please Note: Neither the heating system nor the services have been checked by the Agents.

