

**7 St Pancras
Chichester
West Sussex
PO19 7SJ**



Mixed Residential and Commercial Freehold Property

For Sale



Location

Chichester is an historical cathedral city and the administrative headquarters for the county of West Sussex. On the southern edge of the city centre there is mainline railway station with services to all of the south coast centres and a direct line to London Victoria (1 hour 35 minutes). The property can be found on the eastern side of the city centre on the one-way section of St Pancras.

Description

Mixed use residential & part commercial investment in the city centre conservation area. A rare opportunity to acquire a Grade II listed period building which has been recently let as a rear town house together with commercial space fronting St Pancras. Suitable either as an investment or for owner occupation in part with commercial rental income or as a whole, subject to consent.

Centrally located close to the New Park Centre and Eastgate Square. The overall net floor area is 1,540 sqft [143 sqm].

Commercial Property Consultants

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Accommodation

The front door opens into the

Entrance Hall - with old pine floor, central heating radiator and a double glazed door to:

The retail area is arranged as two interconnecting rooms which total 375 sqft. Original beamed ceilings and recessed fireplaces with gas fired wood burners. Separate W.C. with saniflow (this can be removed easily if not required). Large display window to the front. Adjacent door to:

The inner hall -has wood panelling. There is a central heating radiator, a store cupboard beneath the stairs, staircase leading off and a partially glazed door which connects to the rear hall where there is:

A downstairs cloakroom and W.C - with a white suite and a window gaining borrowed light, adjacent to which is a utility area with space and plumbing for a washing machine and tumble dryer. Pyramid roof light. Glazed door to:

The Reception/Dining Room - 11'1 x 15'2 with beams to the lofted ceiling where there is recessed halogen lighting. Quarry tiled floor with telephone/TV point, central heating radiator and two wall light points. Glass panel door with matching side panels into courtyard. There is a sliding door into:

The contemporary hand-painted Sylvania Kitchen - 7'7 x 10'2 overall with an excellent range of furniture including an inset stainless steel with a black granite surround which forms a worktop above drawers and cupboards, where there is a built in Neff dishwasher. There is a Neff ceramic hob below a side window and further natural light from a window overlooking the courtyard and a door giving access outside. On the opposite wall is a built in Neff double oven, fridge and freezer and one cupboard housing the new gas central heating boiler. There is a quarry tiled floor and lofted ceiling with beams and recessed halogen lighting.

From the Hall the staircase leads to the first floor via a half landing to the Landing

Bedroom1/Sitting Room - 20'6 x 10' with windows to the rear and a further window/door which opens onto the roof terrace with wrought iron railing and provides a pleasant sitting out area. This well proportioned principal bedroom has a large walk in wardrobe and a broad pine floor. There are TV/FM points and 4 wall light points, central heating radiator. Currently a bedroom this could be used as a first floor sitting room.

Bedroom 2 - 10'5 x 10'10 with a sash window with shutters looking out to the front, central heating radiator. TV/FM points and fitted carpets with 2 wall light points.

The bathroom - with bath and antique shower attachment over, pedestal washbasin and W.C the suite in white with maple floor and recessed halogen lighting and extractor fan. Central beam to the ceiling and partial tiling with moulded Dado tile and a central heating radiator. There half opaque glazing gaining borrowed light from the landing.

Staircase rises to the second floor Landing

Bedroom 3 - 13'3 x 7'8 with windows to the front and the rear, central heating radiator. Built in shelving and a built in desk with TV/FM point, fitted carpet and wall lights. Door to

The dressing room with built in wardrobes window to the rear and a vanity washbasin. A double door airing cupboard is also located here.

Bedroom 4 - 7'4 x 10'4 with a window overlooking the courtyard, central heating radiator and wall lights, there is a connecting cupboard/passage with bedroom 3 which is used for storage.

Bathroom 2 - with bath, washbasin and W.C the suite in white with a double glazed window, central heating radiator. Maple floor, halogen lighting and strip light with shaver point.

Outside: A walled courtyard town garden provides a sitting out area. There is a sunken flagged area of Indian stone with a raised flower and shrub bed to one side. There is an ornamental tree and exterior lighting and power.

Services

All mains services are connected.

Lettings

- a) The shop is currently let to The South Downs Pantry for a term of 3 years from 1st July 2013 at a rental of £7,800 per annum exclusive, paid monthly in advance @ £650 pcm . There is a mutual break option at the end of each year by giving 6 months prior notice in writing. The Landlord holds a deposit. The tenant is responsible for 50% of all outgoings being insurance, electricity, gas and water.

The shop has a rateable value of £8,100 which is the responsibility of the tenant. Should the shop become vacant there are no empty rate liabilities as the property is listed.

- b) The residential accommodation has recently been let on an Assured Shorthold Tenancy achieving an inclusive rental of £1,700 pcm.

The Estimated Net Rental income after payment of utilities and council tax is approximately £25,250 per annum.

Terms

The freehold is offered for sale with vacant possession after 1st July 2015 or with vacant possession of the residential parts and with the benefit of the lease on the commercial parts.

Price

Offers are invited in the region of **£475,000**. VAT is not applicable.

Business Rates/ Council Tax

The shop has a Rateable Value of £8,100 [£3,815.10 payable 2014/2015] which is the responsibility of the tenant. As the property is Listed there are no empty rate liabilities if it becomes vacant.

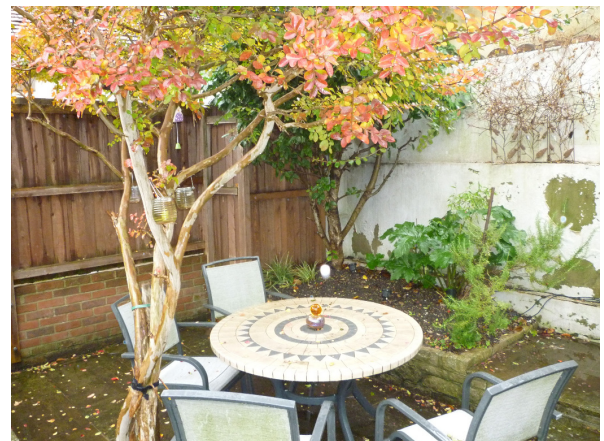
The residential parts are in Council Tax Band E

Viewing

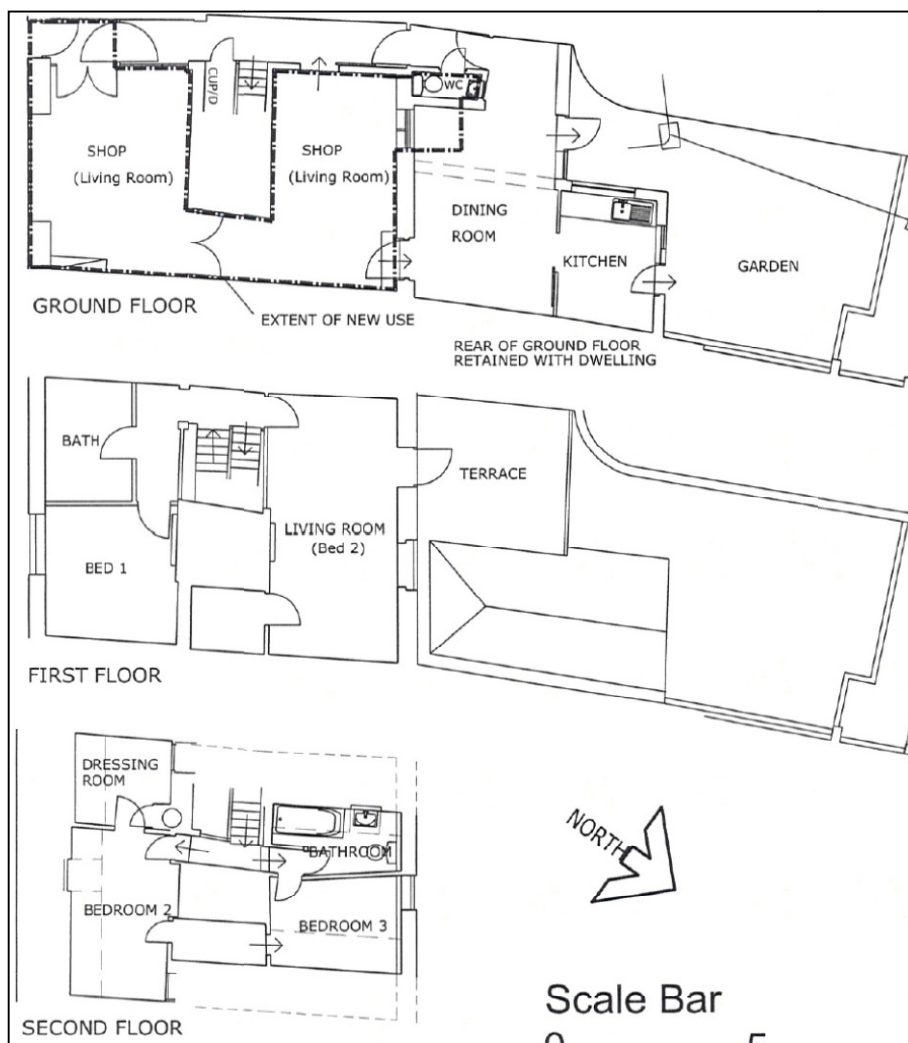
By appointment with the agents Medhursts Commercial Surveyors on 01243 520949.



Ground floor front room



Rear courtyard



January 2015

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