



TOWN CENTRE OFFICES WITH PARKING

17 Liverpool Gardens, Worthing, West Sussex, BN11 1RY

DESCRIPTION:

These well presented premises are situated in a convenient location in the heart of Worthing Town Centre.

The premises benefit from a private entrance at street level, leading to two floors of office accommodation totaling approximately 1318 sq ft.

Externally, the property benefits from 3 car parking spaces in the car park situated adjacent to the building.

The premises are available for immediate occupation and have the benefit of a brand new lease on terms to be agreed.

Viewing is strongly recommended.

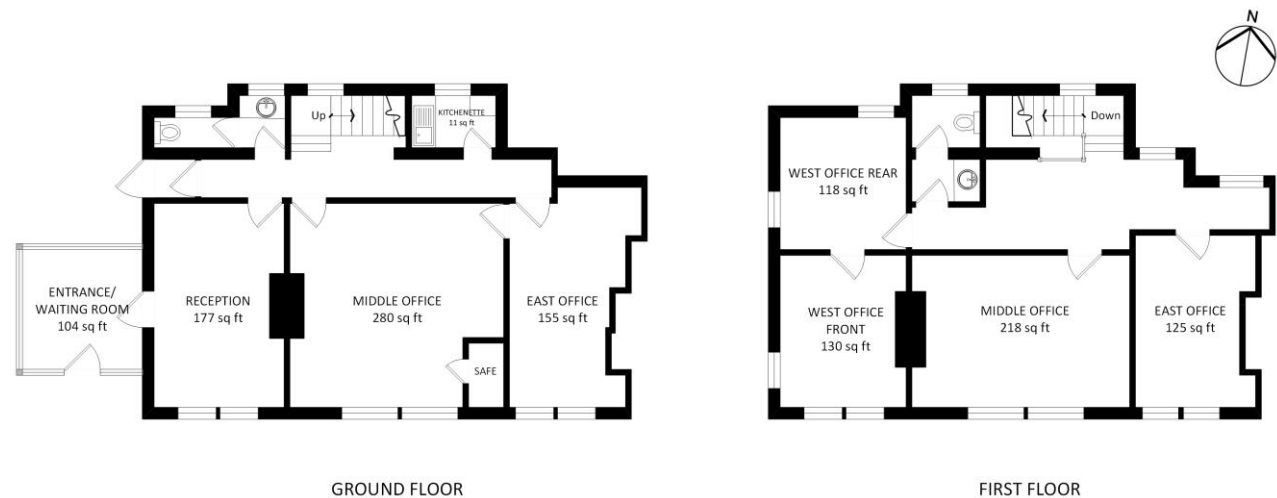
LOCATION:

The premises occupy an excellent central location, just off Chapel Road and within walking distance of Worthing Station. The offices benefit from all of the usual Town Centre amenities, including several public car parks.

ACCOMMODATION AND FLOOR PLANS:

ENTRANCE WAITING ROOM	104 sq ft
RECEPTION	177 sq ft
MIDDLE OFFICE	280 sq ft
EAST OFFICE	155 sq ft
KITCHENETTE	11 sq ft
WC	
APPROXIMATE GF AREA	727 sq ft

FF EASTERN OFFICE	125 sq ft
FF MIDDLE OFFICE	218 sq ft
FF WESTERN OFFICE FRONT	130 sq ft
FF WESTERN OFFICE REAR	118 sq ft
WC	
APPROXIMATE FF AREA	591 sq ft



These plans are for representation purposes only and should be used as such by prospective purchasers. Any measurements scaled from this plan should be treated as approximate and checked on site. Whilst every attempt has been made to ensure the accuracy of these plans no responsibility is taken for any error or omission.

More information:
01903 234343
www.sprattandson.co.uk



These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

EXTERNAL:

The premises benefit from 3 car parking spaces in the car park adjacent to the building.

VIRTUAL TOUR:

There is a virtual tour of the property available. Please call for further details.

LEASE:

The premises are available on a new full repairing and insuring lease with terms to be agreed

RENT:

£18,500 per annum

LEGAL FEES:

In going tenant to be responsible for both sides' legal fees unless otherwise negotiated.

RATES:

The Rateable Value for the property is £13,000. We would advise interested parties to make their own enquiries with the Local Authority as to the Rates Payable.

VIEWING:

Strictly by appointment with Spratt & Son

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Asset Rating is D:92. Copies of the EPC and Recommendation Report are available by request.



More information:
01903 234343
www.sprattandson.co.uk