



## **TOWN CENTRE OFFICES TO LET**

First Floor Offices, 35 Liverpool Road, Worthing, BN11 1SU



**DESCRIPTION:**

The premises comprise a small suite of two inter-connecting office spaces totaling approximately 235 sq ft plus WC facilities. The offices, which are considered suitable for a variety of different occupiers, are offered with the benefit of a brand new lease with terms to be agreed.

**LOCATION:**

The premises occupy a convenient location in the heart of Worthing Town Centre. The property is within walking distance of Worthing Station and benefits from all of the usual town centre amenities.

**ACCOMMODATION:**

Lobby	55 ft <sup>2</sup>
Office 1	100 ft <sup>2</sup>
Office 2	80 ft <sup>2</sup>
WC	

**GROSS INTERNAL AREA**    235 ft<sup>2</sup>

**AGENT'S NOTE:**

The car parking pictured does not form part of the premises.

**LEASE:**

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

**GUIDE RENT:**

£4,000 per annum

**LEGAL FEES:**

Each side are to be responsible for their own legal fees unless otherwise negotiated prior to entering into an agreement.

**RATES:**

The Rateable Value for the premises is £2375.

It is likely that an ingoing occupier would be eligible for Small Business Rate Relief and there would be no rates payable. All parties are advised to make their own enquiries with the local authority.

**ENERGY PERFORMANCE CERTIFICATE:**

A copy of EPC is available upon request.

**VIEWING:**

Strictly by appointment with Spratt & Son

**01903 234343**



More information:

01903 234343

[www.sprattandson.co.uk](http://www.sprattandson.co.uk)



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