

19 Liverpool Gardens, Worthing BN11 1RY

TO LET £18,500 PAX



Ground & First Floor
Office with parking

1,474 sq ft

EPC: E

T:01903 234343

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

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LOCATION

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester.

The office is in an excellent location in the centre of Worthing, within walking distance to Worthing train station (0.5 miles)

DESCRIPTION

The property comprises of a spacious well appointed suite of offices arranged over the ground and first floor, providing several rooms on each floor along with WC's and a kitchen on the first floor.

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

RENT

Asking rent of £18,500 per annum exclusive.

LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING E 114

Copies of the EPC's and Recommendation Reports are available upon request.



VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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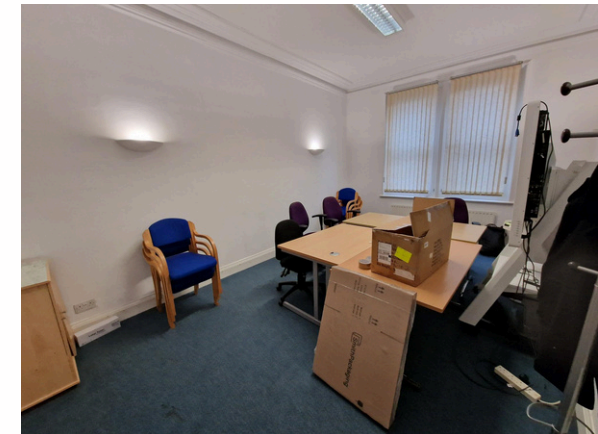
ACCOMODATION

Ground Floor		First Floor	
RECEPTION	272 sq ft	FIRST FLOOR OFFICE 1	167 sq ft
FRONT OFFICE 1	157 sq ft	FIRST FLOOR OFFICE 2	150 sq ft
FRONT OFFICE 2	227 sq ft	FIRST FLOOR OFFICE 3	257 sq ft
REAR OFFICE 3	124 sq ft	KITCHEN	
STRONG ROOM	121 sq ft	LADIES AND GENTS WCs	
APPROXIMATE GF AREA	900 sq ft	APPROXIMATE FF AREA	574 sq ft

BUSINESS RATES

Rateable Value: £13,750

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Worthing Borough Councils rates department on 01903 221061.



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We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately, we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective tenants or purchasers are strongly advised to obtain their own independent report on these matters. Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether VAT is chargeable prior to entering into an agreement.