



TO LET
£11,000 PAX

10 Liverpool Terrace, Worthing BN11 1TA



- Ground and first floor office
- EPC: TBC
- 954 sq ft (88 sq m)

LOCATION

The property is situated in a central location on Liverpool Terrace that connects to Montague Street, Worthing's main shopping high street.

Worthing train station is located 0.7mils from the premises.

DESCRIPTION

Ground and first floor offices accessed via a communal entrance, two front offices interconnecting, at the rear of the ground floor is 1 WC, 2 offices and kitchen at the first floor level is a large office/meeting room along with WC.

RENT

Asking rent of £11,000 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

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



Accommodation

Ground Floor

Offices	660 sq ft (61 sq m)
Kitchen	28 sq ft (2.6 sq m)
WC	

First Floor

Meeting room	266 sq ft (24 sq m)
--------------	---------------------

All measurements are approximate NIA

BUSINESS RATES

Rateable Value: £8,100

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 Councils rates department on 01903 221061.

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

Nicole Evans

NE@sprattandson.co.uk

07394562643

01903 234343

info@sprattandson.co.uk