



OFFICE / INVESTMENT

5,568 Sq Ft
(517 Sq M)

Offers in Excess of £965,000

Detached Freehold Town Centre Office Investment

- + Rare Freehold Opportunity
- + Currently Producing £76,700 Per Annum
- + Net Initial Yield of 7.5%
- + Situated in Heart of Worthing Town Centre Close To All Amenities
- + Potential For Rental Growth / Break Up / Asset Manage
- + Well Presented Throughout. External On-Site Parking For 18 Vehicles



Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and is situated on the southcoast in between the cities of Brighton (13 miles east) and Chichester (18 miles west). The town has superb transport links providing easy access to Brighton to the east, Chichester to the west and Horsham, Gatwick and London to the north. 15 Liverpool Gardens is situated in the heart of Worthing's business district within easy reach of the towns main amenities and popular seafront. Worthing mainline railway station with its regular services along the southcoast and north to London with a journey time of 1 hour and 25 minutes can be found half a mile to the south.

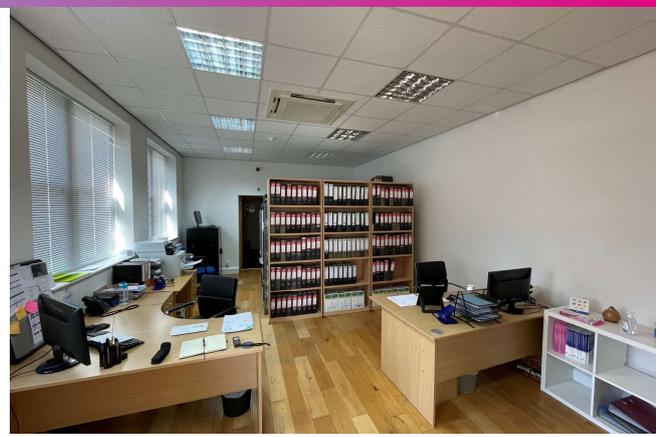
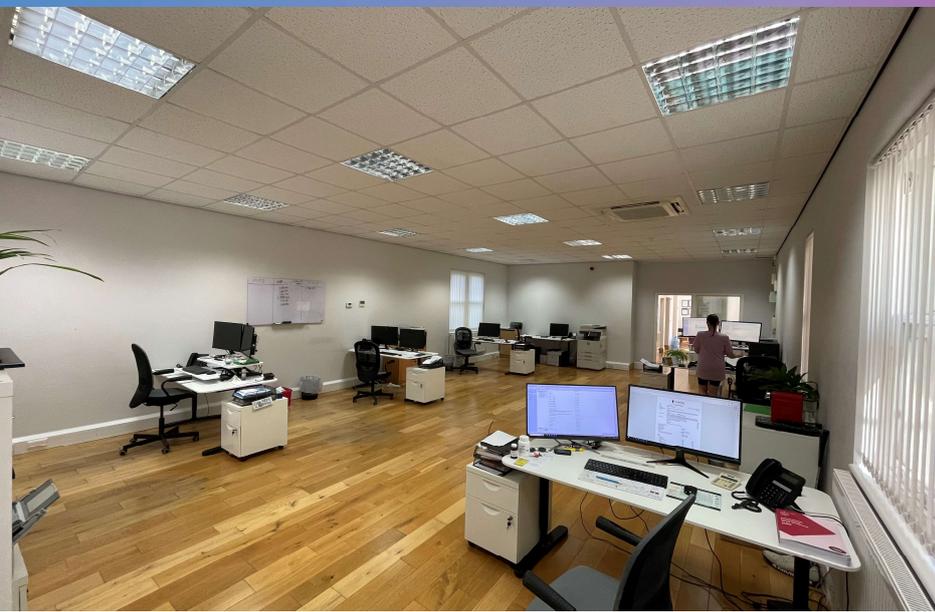
Description

Justice & Co Commercial are delighted to offer to the market this substantial, detached two storey office building in a prominent position on the corner of Liverpool Road and Liverpool Gardens. The property was converted & refurbished into 4 self contained office suites in 2013 and has been fully let ever since. Access to all suites is gained from one of three entryphone controlled front doors whilst there is also ramped access for DDA compliancy. The offices benefit from wooden flooring throughout, double glazed sash windows, air conditioning (not tested), suspended ceiling with inset lighting, ample electrical and data points via perimeter trunking, private WCs and kitchenettes and is presented in superb condition throughout. Externally the property comes with a large car park to the front of the building with parking, which has been allocated, for up to 18 vehicles.

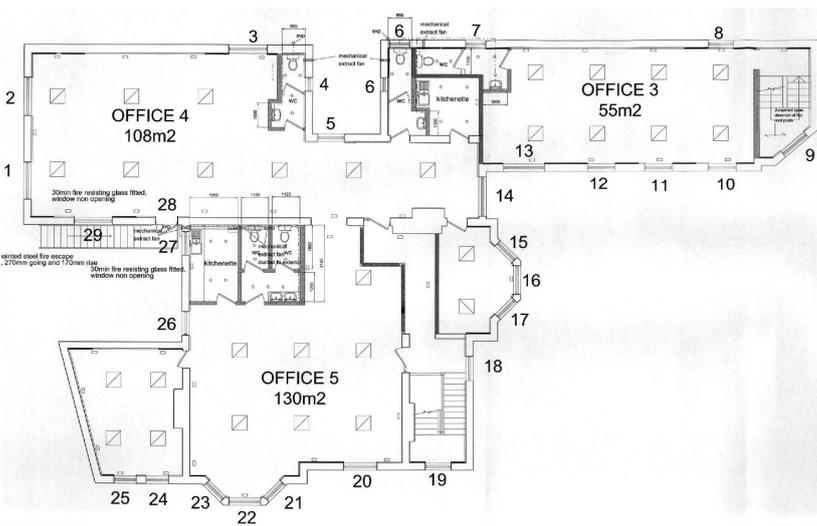
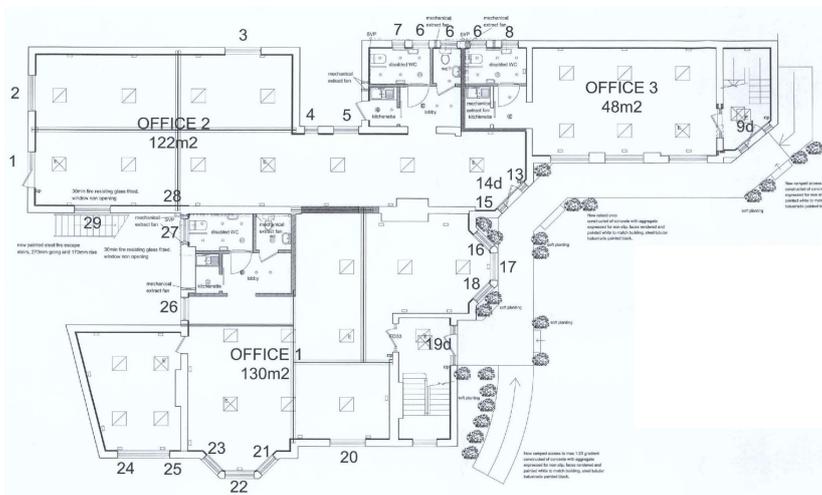


Accommodation

Office	Tenant	SQ FT	SQM	Rent (PA)	Rateable Value	Start	Term	Break Clause	Rent Review	EPC Rating
1	Recruitment Consultants Ltd	1,340	125	£15,200	£16,000	02/02/15	10 Years	N/A	N/A	D (81)
2	Warwick Davis (Insurance Consultants) Ltd	1,084	102	£13,500	£14,250	12/12/14	10 Years	N/A	N/A	D (82)
3	Walker & Co Accountants Ltd	915	85	£14,500	£11,750	18/04/19	10 Years	N/A	18/04/25	D (84)
4/5	Prosperon Networks Ltd	2,229	205	£33,500	£27,000	24/12/20	10 Years	24/12/25	24/12/25	D (77)
Total		5,568	517	£76,700						



Floor Plans



Terms

The property is available freehold, subject to the tenancy details noted within these marketing particulars.

Summary

- + **Guide Price** – Offers in Excess of £965,000 (Nine Hundred & Sixty Five Thousand Pounds)
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **Service Charge** – The building is liable for an annual service charge which is broken down as follows:
 - Office 1 = £3,757.40
 - Office 2 = £2,535.06
 - Office 3 = £2,074.14
 - Office 4 & 5 = £5,783.40
- + **Planning** – The Building Was Converted Under Planning Reference Number AWDM/1437/13.

Viewing & Further Information

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