



OFFICE

584 Sq Ft
(54 Sq M)

RENT: £6,950 Per Annum

First Floor Town Centre Office Suite in Prominent Victorian Terrace

- + Situated in Liverpool Terrace, Worthing in Heart of Worthing Town Centre
- + Nearby Commercial Occupiers Include H&M, Boots, Marks & Spencer & Nandos
- + Offices Overlooking Public Gardens & Within Short Walk of Popular Seafront & Promenade
- + Available By Way of New Lease
- + Suit New or Expanding Business Looking For Low Overheads in a Central Location
- + Viewing Highly Recommended



Location

The property is situated on Liverpool Terrace close to the towns principal shopping street of Montague Street and the popular seafront and pier. Other occupiers within the immediate vicinity include Costa Coffee, Boots, Nandos, H&M, Marks & Spencer and a plethora of independent & national retailers, restaurants and cafes. Worthing has a population in excess of 105,000 and a catchment area of 250,000 and is located on the south coast approximately 11 miles to the west of the city of Brighton and 18 miles to the east of the cathedral city of Chichester. Worthing mainline railway station with its regular services along the south coast and north to London is located approximately 1.2 miles to the north.

Description

The premises comprise of a commercial office building situated in an end of terrace position along the popular and historic Liverpool Terrace in the heart of Worthing town centre. Access to the offices is via secure entryphone ground floor communal entrance with spiral stairs leading to all floors. The office suite, located at first floor level requires some modernization throughout however benefits from carpeting, gas central heating, ample electrical and data points, a kitchenette area and are available for quick occupation. The building has shared WC facilities located on alternate floors. The offices are available with the benefit of a brand new flexible lease terms and are seen as ideal offices for a new or expanding business looking for Town Centre offices with relatively low overheads. Tenants are responsible for their own electricity, phone/broadband and any business rates (if applicable).

Accommodation

Floor / Name	SQ FT	SQM
Front Office	300	28
Rear Office	190	18
Meeting Room / Kitchenette	94	8
Total	584	54

Terms

The offices are available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £6,100. It is therefore felt that an ingoing Tenant, subject to status, could be eligible for 100% small business rates relief. Interested parties are asked to contact the local authority to confirm what relief may be applicable to their business.

Summary

- + **Rent** - £6,950 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Service Charge** – Further Information Available Upon Request
- + **Legal Costs** – Each Party To Pay Their Own Costs Incurred
- + **EPC** -

Viewing & Further Information

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