

FOR SALE



Substantial Detached Town Centre Office Investment

Currently producing £255,900 per annum

Approx 20,000 sq ft with allocated parking

Superbly presented open plan office accommodation

Potential for long term residential conversion (stpc)

Ridgeworth House, Liverpool Gardens, Worthing, West Sussex BN11 1RY

Offers in excess of £3,000,000

ALL ENQUIRIES
THROUGH
SOLE AGENTS



**JUSTICE
& CO** COMMERCIAL
PROPERTY
SPECIALISTS

01903 251600

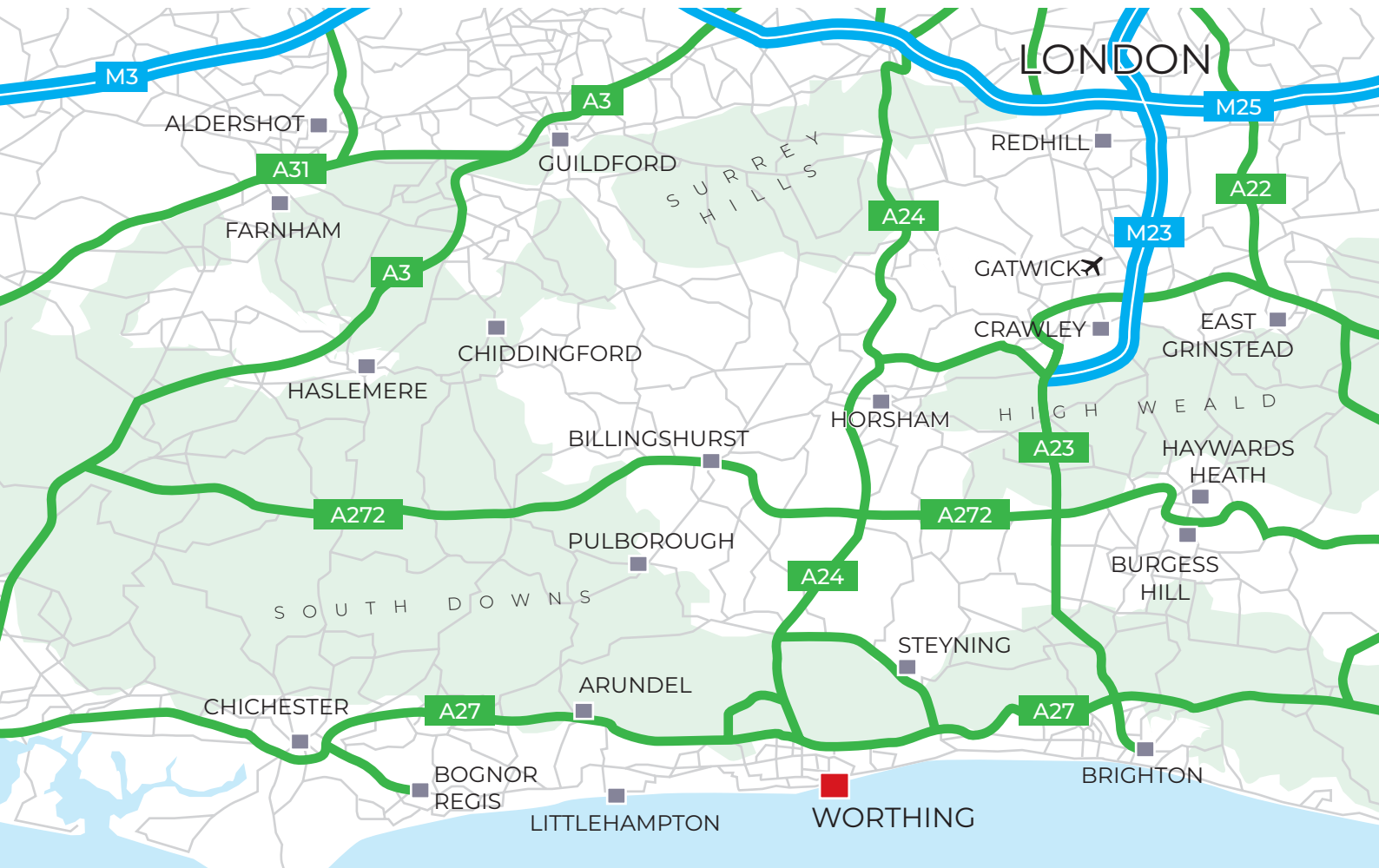
307 Goring Road, Worthing,
West Sussex, BN12 4NX

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Location

Worthing is one of the largest towns in West Sussex, with a population in excess of 105,000 people. The popular seaside town is located on the south coast approximately 60 miles south of London, 13 miles west of the city of Brighton & Hove and 18 miles east of the cathedral city of Chichester. The town benefits from superb transport links with connectivity to the A27, A24 and A259 road network whilst the town has three railway stations providing services along the coast and north to London (journey time of 1 hour and 30 minutes).

Ridgeworth House is situated in the heart of Worthing town centre's business district, within easy reach of the town's main amenities and a short walk from the popular seaside and pier. Liverpool Gardens is home to a number of office occupiers to include multiple solicitors' practices, accountants, architects and many other office based companies.



Description

Ridgeworth House is a purpose built office building arranged over ground, first, second and third floor levels, with private car park for approximately 30 vehicles located at the rear. Each floor is serviced by a passenger lift and provides spacious open plan office accommodation which has been superbly fitted out by the current three occupiers. The offices benefit from suspended ceiling with inset lighting, air conditioning (not tested), cable trunking, gas fired radiators, secure entryphone system, carpeting throughout. The common parts are well presented, with a passenger lift to all floors and separate male and female WCs.

Historically the building has been let on a floor by floor basis, however, its versatility means that tenants can either take a floor or the building in its entirety. There is potential to sub-divide floors if required.



Accommodation & Tenancy Schedule

The property has been measured in accordance with the RICS code of measurement practice.

Floor	Tenant	Sq Ft	Start Date	End Date	Rent (PAX)	Service Charge (PAX)	Comments
Gnd	Western Sussex Hospitals NHS Foundation Trust	4,100	22.02.17	21.02.27	£49,200	£29,047.60	No further rent reviews or break clauses in this Lease.
1st	Bluecrest Health Screening Ltd	5,300	28.04.17	27.04.27	£63,600	£38,250.80	No further rent reviews or break clauses in this Lease.
2nd	Smartestenergy Business Ltd (Smartestenergy Ltd)	5,300	25.11.22	24.11.32	£71,550	£38,250.80	Each floor has its own Lease. Both have a rent review and break clause scheduled for 25.11.27.
3rd	Smartestenergy Business Ltd (Smartestenergy Ltd)	5,300	25.11.22	24.11.32	£71,550	£38,250.80	
		20,000			£255,900	£143,800.00	

Further Information

Tenure

The property is available freehold subject to the aforementioned tenancies. Copies of all Leases are available upon request.

Guide Price & VAT

Offers in Excess of £3,000,000 (Three Million Pounds). We are informed that VAT is not to be charged on the quoting terms.

Business Rates

The entire property has a Rateable Value of £196,250.

Service Charge

The property has a Service Charge which covers commonways electric, commonway cleaning, garden maintenance, toilet supplies, lift maintenance, central heating, water, refuse collection, fire alarm maintenance and professional fees. A copy of the current Service Charge budget is available to serious applicants upon request.

Legal Fees

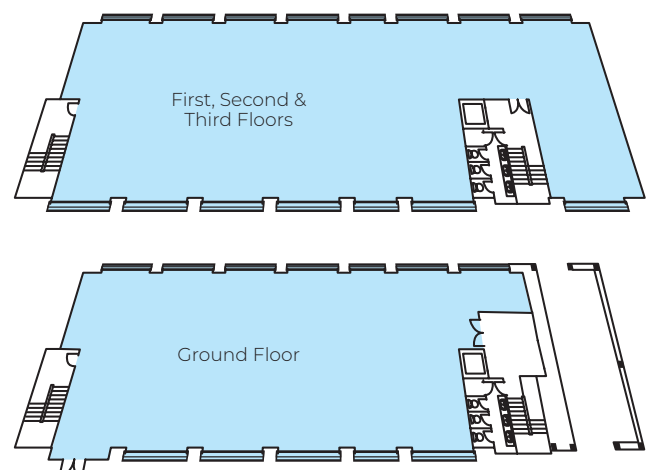
Each party to pay their own legal costs incurred in this transaction.

EPC C(73).

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence / proof identifying the source of funds being relied upon to complete the transaction.

Floorplans



Floorplans are for identification purposes only. Not to scale.

Property Photos



Viewing

Strictly by appointment via sole agents

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