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Liverpool Gardens, Worthing, BN11 1RY By Auction £325,000 Freehold

For Sale by Auction on the 24th of June 2026

Auction Guide £325,000-£350,000

Significant high yielding commercial investment opportunity currently let to Educate U at a combined passing rent of £35,500 per annum.

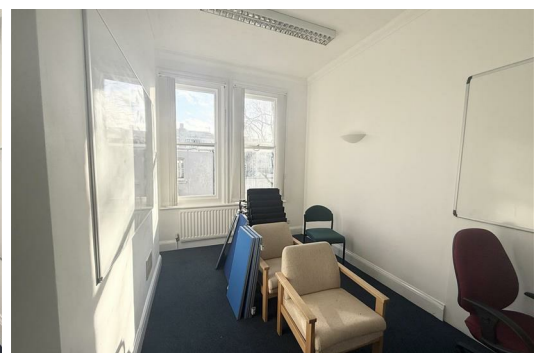
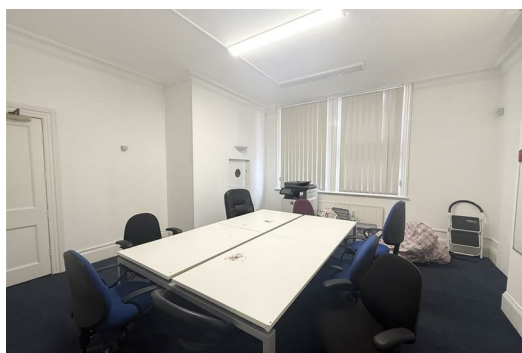
17 Liverpool Gardens Worthing let Until 30th March 2031 at a passing rent of £18,500 per annum

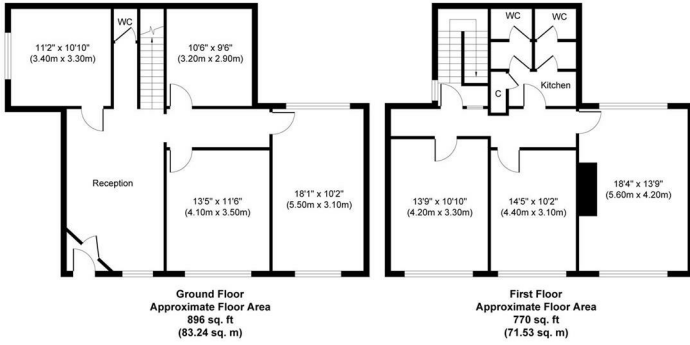
19 Liverpool Gardens Worthing let until 2034 at a passing rent of £17,000 per annum

There is a large car park included within the lease agreement of number 17

It is considered as well as providing a high yielding return, there is significant future redevelopment potential subject to the usual regulatory consents.

Located just off Chapel Road close to the town centre of Worthing that boasts many fine facilities including shops bars, restaurants, train stations and bus services to Brighton and other locations.

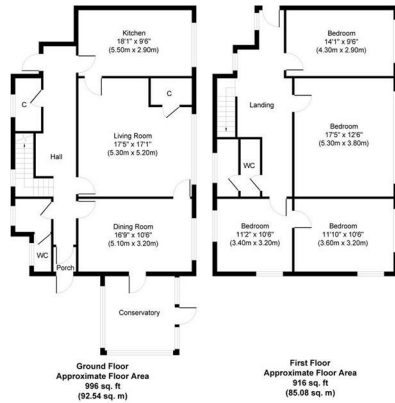




| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TEL: 01273 274 000

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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