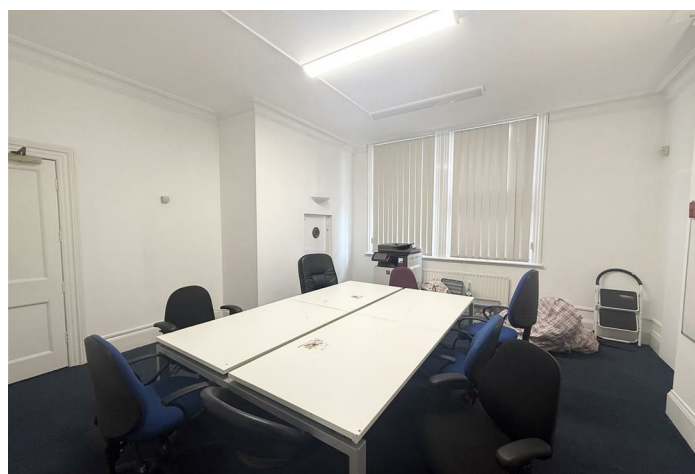


FREEHOLD



Commercial (EPC Rating:)

**17-19 LIVERPOOL GARDENS, WORTHING,
BN11 1RY**

Auction Guide

£325,000

**ASTON
VAUGHAN**
Sales and Lettings



0 Bedroom Commercial located in Worthing

For Sale by Auction on the 24th of September 2026

THIS PROPERTY HAS BEEN SOLD PRIOR TO AUCTION

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

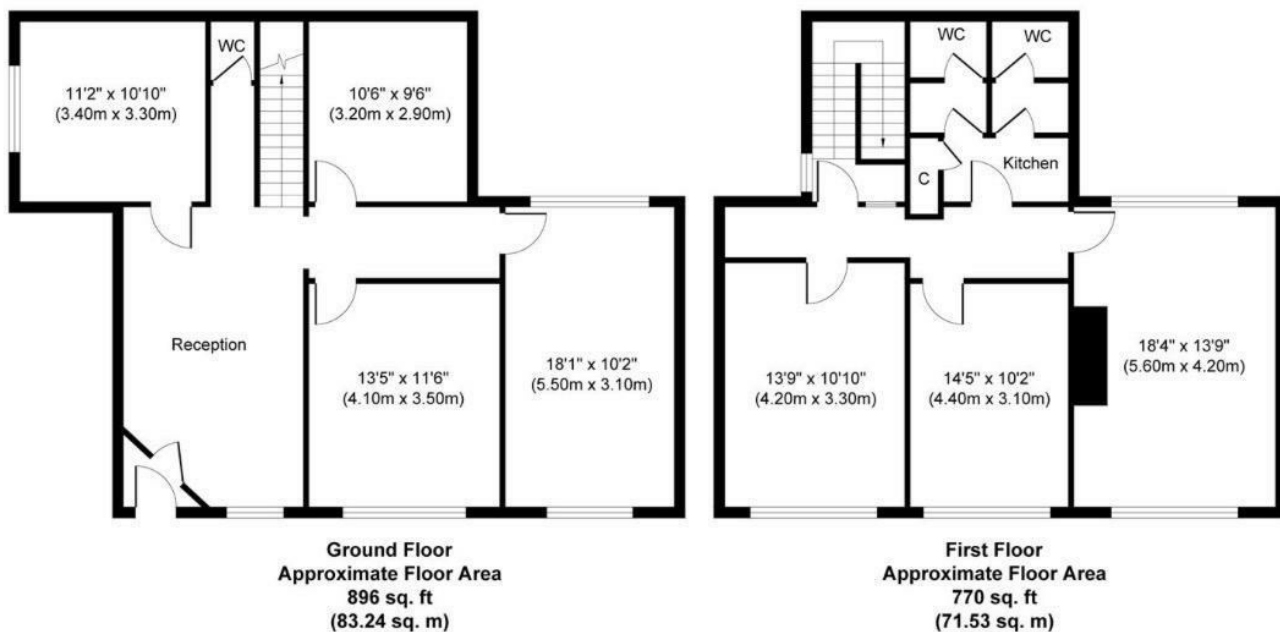
19 Liverpool Gardens Worthing let until 2034 at a passing rent of £17,000 per annum

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.



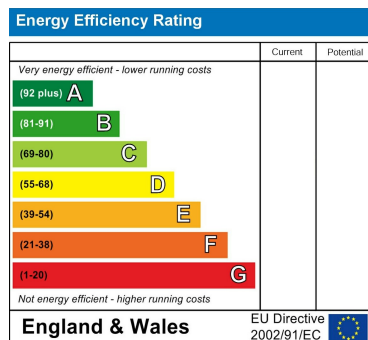


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding 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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Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.