

GROUND & FIRST FLOOR OFFICE

Carr & Priddle
PROPERTY MATTERS



19 LIVERPOOL GARDENS WORTHING BN11 1RY

- PROMINENT LOCATION
- CLOSE TO WORTHING STATION
- 3 PARKING SPACES AVAILABLE
- NEW LEASE TERMS TO BE AGREED

TO LET

LOCATION

Worthing is the largest town in West Sussex, and is located 14 miles (22 km) west of Brighton and Hove, 20 miles (32 km) east of Chichester and 30 miles (48 km) south west of Crawley. Worthing has a resident population of 111,300.

19 Liverpool Gardens is located in an excellent location in the centre of Worthing and within walking distance from Worthing train station (0.5 miles).

DESCRIPTION

The property comprises of a spacious well appointed suite of offices arranged over the ground and first floor, providing several rooms on each floor along with WC's and a kitchen on the first floor.

The premises benefit from three car parking spaces in the car park adjacent to the building.

LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

RENT

Offers in the region of £18,500 per annum

ENERGY PERFORMANCE CERTIFICATE

EPC rating is E 114 valid until 30th August 2033

BUSINESS RATES

The Rateable Value from April 2024/2025 provided by the Valuation Office Agency www.voa.gov.uk is £13,750.

Businesses may be entitled to some small Business Rate Relief, for further details please contact Worthing Borough Councils rates department on 01903 221061.

VAT

We are advised that VAT is not chargeable on the rental outgoings.

ACCOMODATION	SQ FT	SQ M
Reception	272	25.3
Ground Floor Office 1	157	14.6
Ground Floor Office 2	227	21
Ground Floor Office 3	124	11.5
Ground Floor Strong Room	121	11.2
First Floor Office 1	167	15.5
First Floor Office 2	150	13.9
First Floor Office 3	257	23.9
Kitchen & WC's		
Total (approx)	1,475	136.9

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

VIEWINGS AND FURTHER INFORMATION



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AGENCY | MANAGEMENT | LEASE ADVISORY | VALUATION | INVESTMENT | ACQUISITIONS



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.