

TOWN CENTRE FREEHOLD FOR SALE

- **Attractive Grade II Listed Regency office building**
- **Part income-producing and residential potential (STP)**
- **Total area approx. 3,581 sq ft (332.6 sq m)**
- **Well-presented and attractive Listed property in the heart of the business district**
- **Estimated rental value in region c. £43,000 pa**
- **Part-vacant offices for owner/occupier with part investment**
- **Rarely available freehold Opportunity**




**Sussex Chambers
5 Liverpool Terrace
Worthing Bn11 1TA**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


Aston Rose offers a wide range of professional property services, including the following:

 **Property Management**
giulianosantoro@astonrose.co.uk

 **Investment**
kenmorgan@astonrose.co.uk

 **Building Surveying**
jamescoulling@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
paulbrierley@astonrose.co.uk

 **Landlord and Tenant, Rating**
johnwilliams@astonrose.co.uk

 **Valuation**
duncanpreston@astonrose.co.uk

Location

Worthing is a popular seaside town with a population in excess of 100,000. Major employers in the town include Glaxo SmithKline, Southern Water and Inland Revenue. Sussex Chambers is situated within Liverpool Terrace, in the heart of Worthing town centre. The area forms part of the business district and is close to all town centre main facilities, including surface and multi-storey car parks. Worthing mainline railway station is within a 5-minute walk.

Description

An attractive Grade II Listed Regency mid-terrace office building arranged over five storeys.

Access to the office is by way of the main front entrance, with supplementary access available from the rear of the building at lower ground floor level in Field Row. The office accommodation provides a good clear open plan space and is arranged as inter-connecting front and rear rooms, offering a flexible working environment. There are WC and kitchen facilities on all floors.

Floor Areas (approximate net internal)

Ground Floor (front)	534 sq ft	
Ground Floor (rear)	370 sq ft	vacant
First Floor	619 sq ft	vacant
Second Floor	523 sq ft	vacant
Third Floor	555 sq ft	
Lower Ground (front)	655 sq ft	
Lower Ground (rear)	325 sq ft	

Total **3,581 sq ft (332.6 sq m)**

Tenancies

The rear ground, first and second floors are currently vacant and ready for occupation.

The remaining floors are let as per the tenancy schedule below. The current net rental income totals £23,250 pa. The estimated rental value when fully let is in the order of £43,000 pa.

Company Information

Insure for Travel Ltd

Insure for travel is a specialist travel company responsible for insuring over 250,000 travellers per annum throughout the world. Insure for Travel is well established with over 30 years experience within their field.

Talking Design Limited

Graphic design and marketing company formed in 2003. Talking Design represent a diverse range of clients from Barratt Homes to the National Trust.

Joynt Construction Ltd

Joynt Construction have been providing project management, main contracting and cost control for over 25 years. In this time they have worked with prestigious clients including American Express, AIG UK, NHS, Prudential, NU, Peabody Trust Glaxosmithkline, Nissan and BMW.

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Clothing importer/internet sales.

Price

Offers in excess of £450,000 plus VAT.

Floor	Size (sq ft)	Tenant	Lease Expiries	Rent PA (£)	Rent (£/sq ft)
Third	555	Talking Design Ltd	05/07/2013	£5,500	£9.91
Second	523	vacant	-	-	-
First	619	vacant	-	-	-
Ground	904	Rear Suite - vacant	-	-	-
		Front Suite - Insure for Travel Ltd	B/C 31/10/2013	£7,500	*£13.27
			31/10/2014		
Lower Ground Floor	325	Let on 12 month licence	30/11/2012	£3,750	£11.53
Front	655	Joynt Construction Ltd	29/07/2012	£6,500	£9.92
Total	3,581			£23,250	

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Tenure

Freehold for sale with part vacant possession and part current rental income.

Please note the vacant office space is currently being marketed separately and accordingly this area is available to let on its own by way of a separate lease agreement. Further details upon request.

Planning

In line with other buildings in Liverpool Terrace, Sussex Chambers is considered suitable for residential conversion as a whole, or in part, subject to the necessary consents. Interested parties are advised to contact Worthing Borough Council directly for further information in this respect.

Business Rates

Businesses may be entitled to some small Business Rates Relief. For further details on the business rates please contact Worthing Borough Councils rates department on 01903 221061.

Legal Costs

Each party to bear their own legal costs if incurred.

Further Information

Strictly by appointment only through joint sole agents:

Aston Rose	Michael Jones
Paul Brierley	Steve Berrett / Jon Justice
01903 507751	01903 228602
paulbrierley@astonrose.co.uk	commercial@michaeljones.co.uk

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