

PERIOD OFFICE BUILDING
3015 SQ FT (276 M2)
RENT FREE AVAILABLE
TO LET



11 LIVERPOOL TERRACE
WORTHING
BN11 1AT

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LOCATION The property is situated in a mixed commercial/residential area close to Worthing Town Centre. The centre which comprises of restaurants, bars, banks, estate agents is a short walk to the East with the main Marine Parade and Pier a short walk to the South.

ACCOMMODATION The premises comprise 5 storey office building, arranged as follows:

LOWER GROUND FLOOR	656 sq ft
GROUND FLOOR	720 sq ft
FIRST FLOOR	567 sq ft
SECOND FLOOR	534 sq ft
THIRD FLOOR	538 sq ft
TOTAL ACCOMMODATION	3015 SQ FT (276 M2)

- WC's on Half landings
- GCH
- Alarm
- Fully Carpeted
- High Ceilings
- Good Natural Light
- Feature Fireplaces
- Entry Phone
- Period Building

TENURE Leasehold

LEASE New Lease to be negotiated

RENT £30,000 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Office and Premises
Rateable Value:	£24,250

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Property Ltd
Tel: 01273 233333