



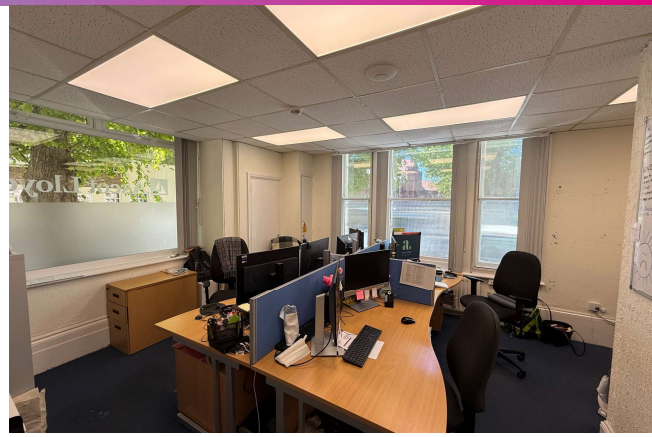
**OFFICE / MEDICAL /
INVESTMENT**

1,138 Sq Ft
(106 Sq M)

**RENT: £17,000 PER ANNUM
GUIDE PRICE: £350,000**

Town Centre Two Storey Office Premises Suitable For A Variety of Commercial Uses (stpc)

- + Situated in Heart of Worthing Town Centre Near To Montague Street, Town Hall, Worthing Integrated Care Centre & Library
- + Cellular Offices Over Ground & First Floor Levels with Allocated On-Site Parking
- + Available To Let on New FR&I Lease Terms or Freehold With Full Vacant Possession
- + Suit Variety of Commercial Occupiers (subject to obtaining any necessary planning consents)
- + Potential To Convert To Residential Accommodation (subject to planning)
- + Potential of Further 2,647 Sq Ft With Parking in Neighbouring Building For Sale / To Let



Location

Worthing is a popular seaside town the largest in West Sussex with a population of approximately 111,300 (2021 census) and is a centre for leisure, tourism and business. Brighton is situated approximately 13 miles to the east and Chichester 18 miles to the West. Worthing mainline railway station with its regular services along the coast and north to London Victoria (journey time of 1 hour and 30 minutes) is located approx 1 mile to the north. Strategic business occupiers include HM Revenue and Customs, Southern Water, GSK, Rayner Lenses, and Equiniti.

10 Shelley Road is situated within the heart of the Town Centre being immediately to the north of Montague Street, the prime shopping location. Occupiers include M&S, Boots, Superdrug, H&M and many other national and local brands. Worthing is a vibrant and popular centre for office occupiers. Good quality, well-presented offices are experiencing good occupational demand, with higher-quality and well-located offices remaining attractive.

Description

The property comprises of a two storey commercial premises of brick construction which has been rendered under a slate tile roof.

Accessed via private secure entrance directly off Shelley Road the premises has, for many years been occupied by a variety of office occupiers. Currently providing cellular office space across both floors the offices benefit from gas fired central heating (not tested), carpeted flooring, window blinds, single glazing, suspended ceiling with inset LED lighting and ample electrical and data sockets. The property has a small kitchen and WC located at ground floor level.

Externally there is a shared rear enclosed courtyard which is accessed between Grafton House and this property with the area providing an area for staff breaks and socialising.

Opportunity

This is seen as a versatile commercial property which huge potential.

The property would be suitable for purchase by an owner occupier or investor. An investor could expect to see a rental return of circa £17,000 Per Annum.

A new owner could apply for planning permission to convert the existing offices into residential apartments.

Alternatively, the property could be let to a variety of commercial businesses for continued commercial use.

External parking for circa 5 cars on Shelley Road (approx. 50 metres from the subject property) which may be available by way of separate negotiation

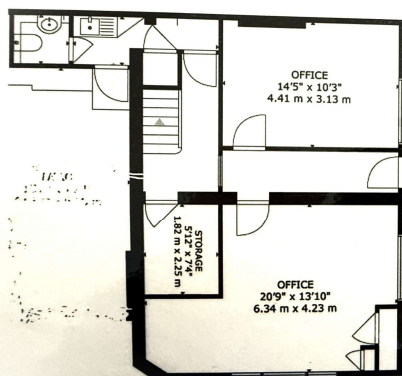


Accommodation

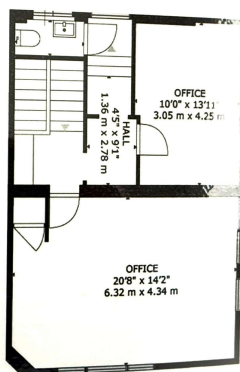
Ground Floor	SQ FT	SQM
Kitchen	189	17
Office One	147	14
Office Two	287	27
Storage	44	4
First Floor		
Hallway / Storage	40	4
Office Three	139	13
Office Four	292	27
Total	1,138	106

Floorplan

Ground Floor



First Floor



Terms

The property is available by way of a new FR&I Lease to be granted inside the provisions of the 1954 Landlord & Tenant Act (Part II).

Alternatively, the freehold may be available with full vacant possession upon completion. Further details available upon request.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £12,750. Interested parties are asked to contact Adur & Worthing councils directly to ascertain whether any rates relief may be applicable to their business.

Summary

- + **Rent** - £17,000 Per Annum Exclusive
- + **Guide Price** - £350,000
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - D(87)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

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