

TO LET

**OFFICE/WORKSHOP CLOSE TO
WORTHING TOWN CENTRE
230.34 m² (2,479 ft²)**

01903 236599

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14 WESTERN ROW, WORTHING, WEST SUSSEX, BN11 3LS



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GUIDE RENT £16,250 PAX

LOCATION:

The property is located on the eastern side of Western Row which is situated in close proximity to Worthing Town Centre, and the seafront. The property is situated within a primarily residential location being to the south of the shopping location of Rowlands Road. The property benefits from reasonable transport links with convenient access to the A259 and A27 which provides links to Brighton and Chichester. Worthing Train Station is located approximately 1.10 km to the north.

DESCRIPTION:

The property comprises a two storey semi-detached workshop/office arranged over ground and first floors. The property is accessed via either a loading door on the front elevation or a personal door.

The ground floor is arranged as primarily open plan storage/workshop/office area with a small kitchenette, and toilet. There are two internal staircases being to the front and rear of the building.

The first floor is similarly arranged as primarily open plan storage/workshop with a partitioned office to the rear and a partitioned area to the front with also a toilet.

Floor to ceiling height for the ground floor is approximately 2.91 m.

The property would lend itself to a variety of uses subject to relevant planning permission.

The premises has approximate gross internal floor area of:

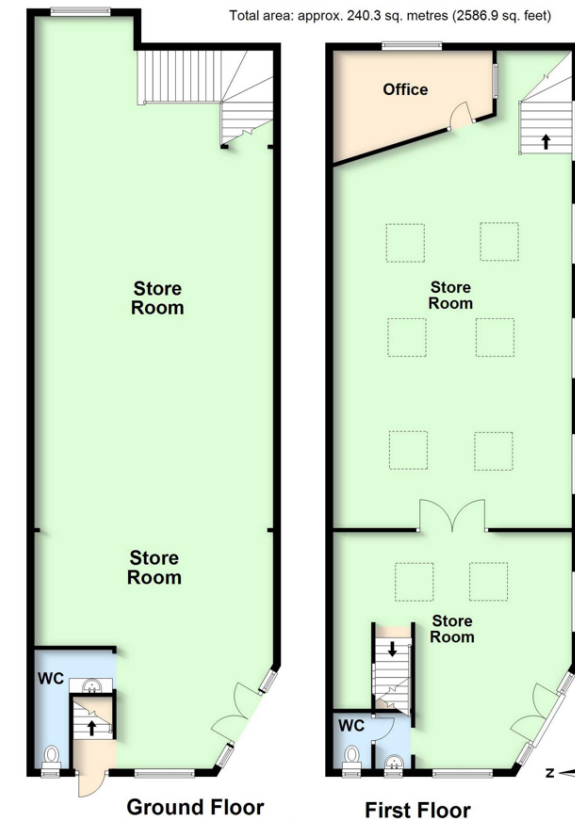
Ground Floor	114.51 m ²	1,233 ft ²
First Floor	115.83 m ²	1,247 ft ²
Total	230.34 m ²	2,479 ft ²

TENURE:

A new full repairing and insuring lease with terms to be negotiated.

Floor Plan

Total area: approx. 240.3 sq. metres (2586.9 sq. feet)



Ground Floor

First Floor

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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- VAT:** We understand that VAT is not payable.
- RATES:** We understand the property has a Rateable Value of £11,250 (VOA 2023 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** E—119

First Floor

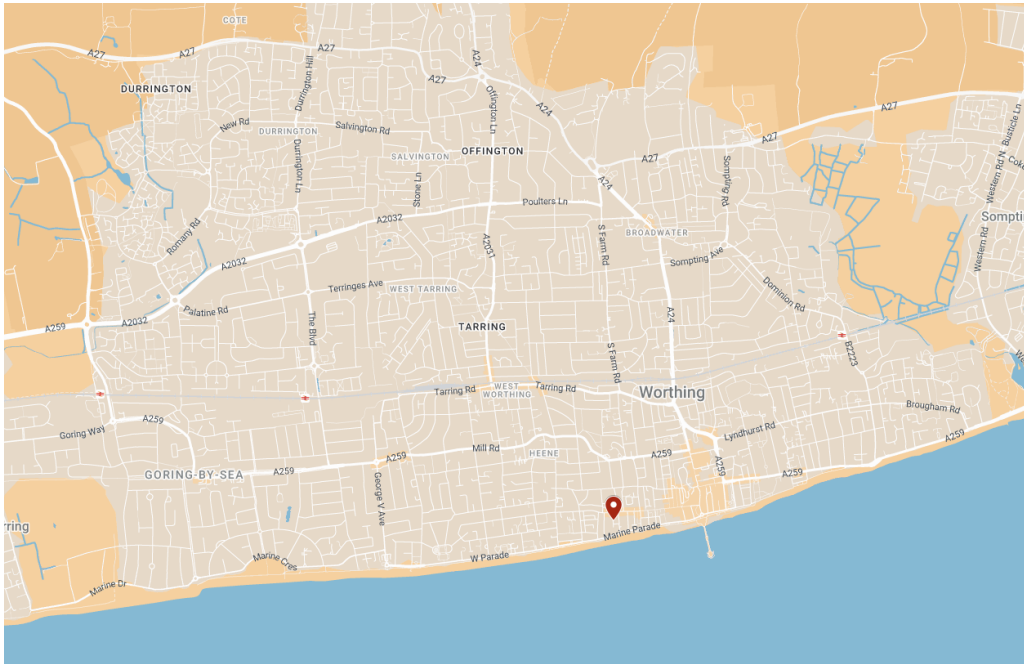


Ground Floor



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Marshall Clark LLP



**FOR MORE INFORMATION OR
A VIEWING PLEASE
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