

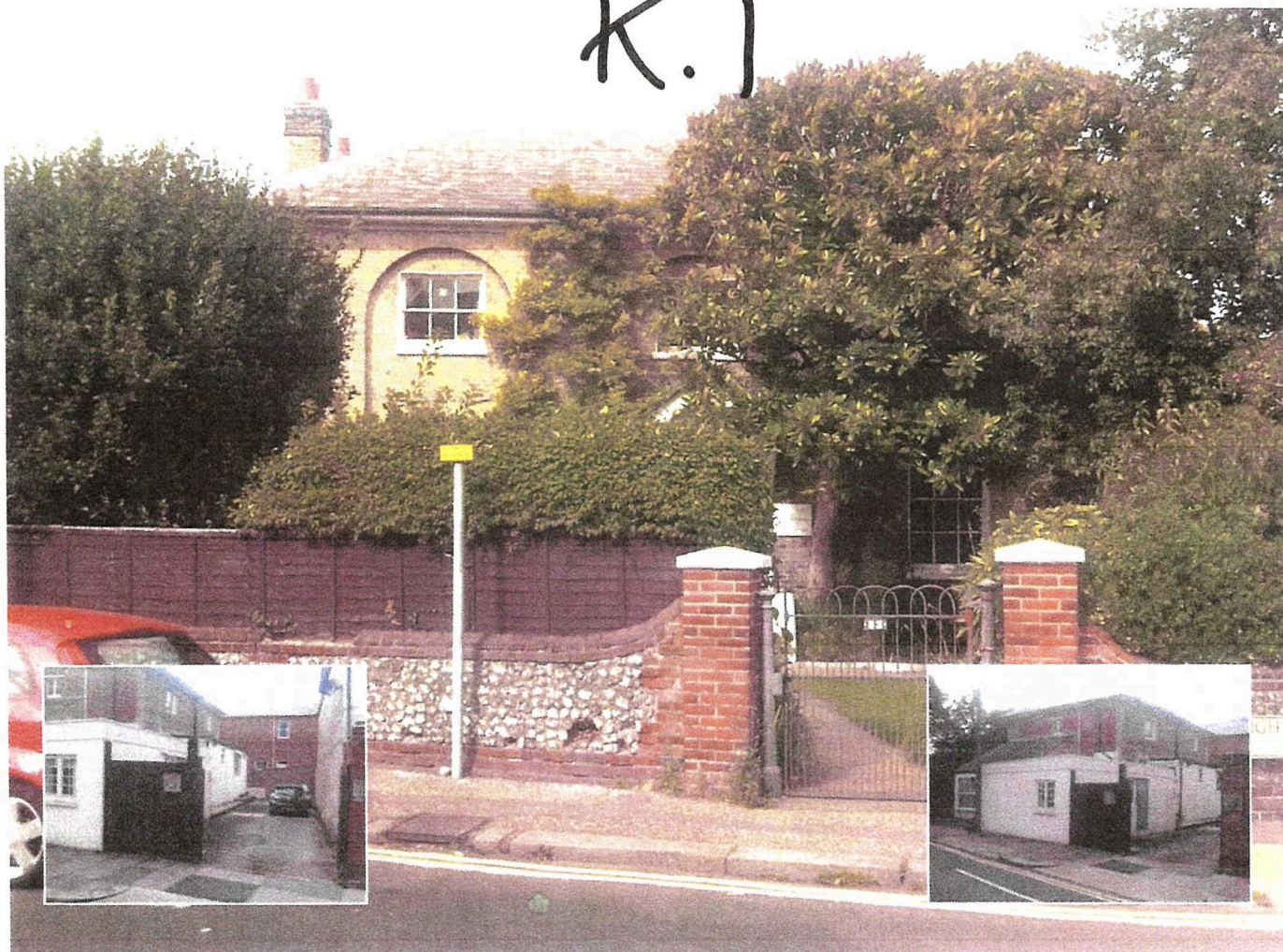
**83 Little High Street, Worthing. BN11 1DH**  
**Detached Town Centre Office Building With Car Parking**  
**& Scope For Alternative Uses Subject To Planning**

**STILES  
HAROLD  
WILLIAMS**  
[www.shw.co.uk](http://www.shw.co.uk)

2,417 Sq Ft – 224.51 Sq Mts

**for sale/to let**

K.1



### Location

Worthing is one of the largest towns in West Sussex. It has a resident population in the region of 100,000 and is home to major Headquarters for the Inland Revenue and Southern Water amongst others.

The property is prominently situated on the north side of Little High Street at its junction with High Street.

### Description

The property which is detached is arranged over ground and first floors. There is additional space within the basement/cellar. Internally, the property is laid out to provide a series of office rooms arranged over ground and first floors. There are WC facilities on both floors and there is also a separate kitchen. The accommodation is carpeted throughout and there is gas fire central heating.

Externally, at the rear of the property there is an area laid out to provide car parking for approximately six cars.

Subject to contract

**6 Liverpool Terrace, Worthing, BN11 1TA**

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## Accommodation

The accommodation is currently arranged as follows.

K.1

|                                    | sq ft        | sq m          |
|------------------------------------|--------------|---------------|
| Ground Floor Offices incl. kitchen | 1,461        | 135.72        |
| First Floor Offices                | 639          | 59.35         |
| Basement/Cellar                    | 317          | 29.44         |
| <b>TOTAL</b>                       | <b>2,417</b> | <b>224.51</b> |

## Amenities

- On site car parking for approx. 6 cars
- Potential for alternative uses
- Separate kitchen
- Gas fired centrally heated
- WC facilities on both floors
- Carpeted

## Terms

The freehold interest is available with vacant possession.

## Price

£385,000.

Alternatively, a flexible lease is available for a term to be agreed at a rent of £23,100 pax.

## Rates

To be reassessed.

## VAT

VAT will be chargeable on the terms quoted.

## Legal Costs

Each party is to be responsible for their own legal fees.

## Viewing

For further information, e-mail details, or to arrange an inspection, please contact sole agents:

### Duncan Marsh

Direct Line: 01903 229201

Email: dmarsh@shw.co.uk



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The Code is available on our website [www.shw.co.uk](http://www.shw.co.uk)

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