



6 WEEK COMPLETION

SITUATION

Located in the heart of Worthing Town Centre on a raised oval one way system in Liverpool Gardens. The property is opposite the Montague Centre and close to Worthing's prime retailing thoroughfare Montague Street which houses a variety of major multiple retailers, banks and building societies. Worthing Railway Station is approximately a 15 minute walk and all Town Centre car parks are in easy reach. Worthing is a popular coastal resort town as well as being a commercial centre, only 9 miles west of Brighton and enjoying excellent road links with the A27.

PROPERTY

A mid terraced Grade II Listed Regency building comprising **Self-Contained Office Suites** planned on lower ground, first, second & third Floors. Some suites have been refurbished and others benefit from private kitchens and WCs.

In addition, there is a **Self-Contained Two Storey Mews Building** fronting Field Row which was formerly used as a Photographic Studio but could be capable of a wide variety of uses.

ACCOMMODATION

6 Liverpool Terrace:

Ground Floor Area	Approx	501 sq ft
Lower Ground Floor Area	Approx	612 sq ft
First Floor Area	Approx	583 sq ft
Second Floor Area	Approx	560 sq ft
Third Floor Area	Approx	569 sq ft
Total Area		Approx 2,825 sq ft

6 Field Row:

Ground Floor Area	Approx	229 sq ft
First Floor Area	Approx	284 sq ft
Total Area		Approx 513 sq ft

Grand Total Area **Approx 3,338 sq ft**

VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Vacant Office Building Plus Mews

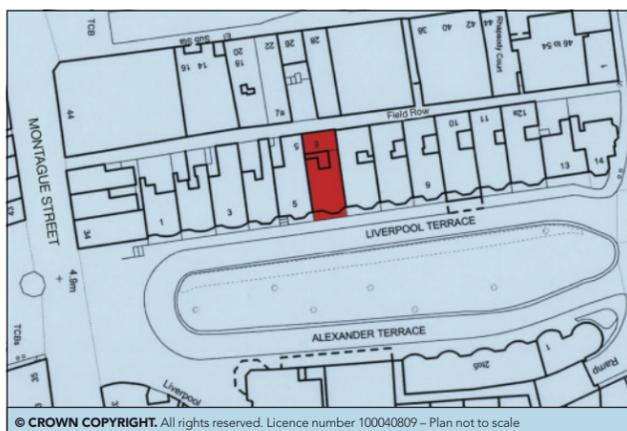
The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**



View from the Property Towards Pedestrianised Shopping and Sea Front



6 Field Row



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JOINT AUCTIONEERS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts