



FREEHOLD FOR SALE OR TO LET

OFFICE BUILDING WITH SCOPE FOR ALTERNATIVE USES - STP – 11,800 SQ FT (1,096.22 SQ M)
Courtlands, 37 Parklands Avenue, Goring-By-Sea, Worthing, West Sussex, BN12 4NG

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Rent | £80,000 Per annum Plus VAT -

DESCRIPTION

- Robert Adam designed.
- Built in 1906.
- An impressive three storey Grade II Listed office building.
- Approximately 4.5 acres with a small woodland and a lake.
- A car park for 55 cars in marked bays.
- Retained period features internally with a spectacular entrance hall with a domed glass ceiling, large wrap-around wooden staircase and restored Wedgewood pattern plaster wall mouldings.

EPC

The property is Grade II Listed under the Planning (Listed Buildings and Conservation Areas Act 1990.



RENT

£80,000 Per annum

Alternatively the freehold is available. POA

PRICE

Upon application.

RATES

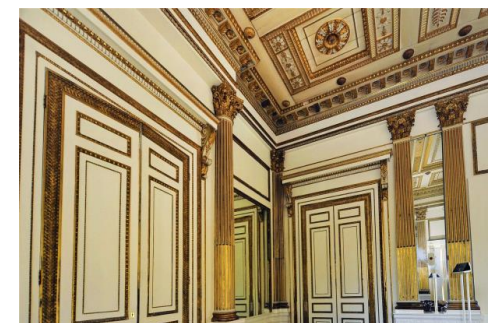
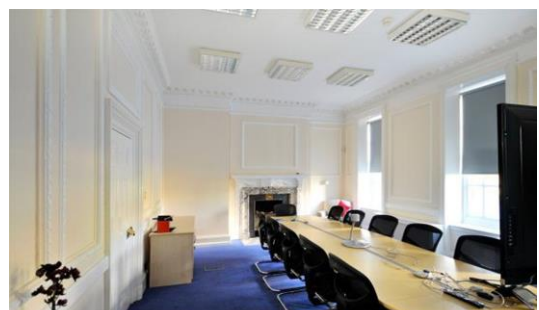
We have been verbally informed by the local authority that the premises have a rateable value of £90,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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



VIEWINGS – 01293 441300

Peter Coldbreath t: 01293 441309 | e: pcoldbreath@shw.co.uk

Harry Speed t: 01293 441303 | e: hspeed@shw.co.uk

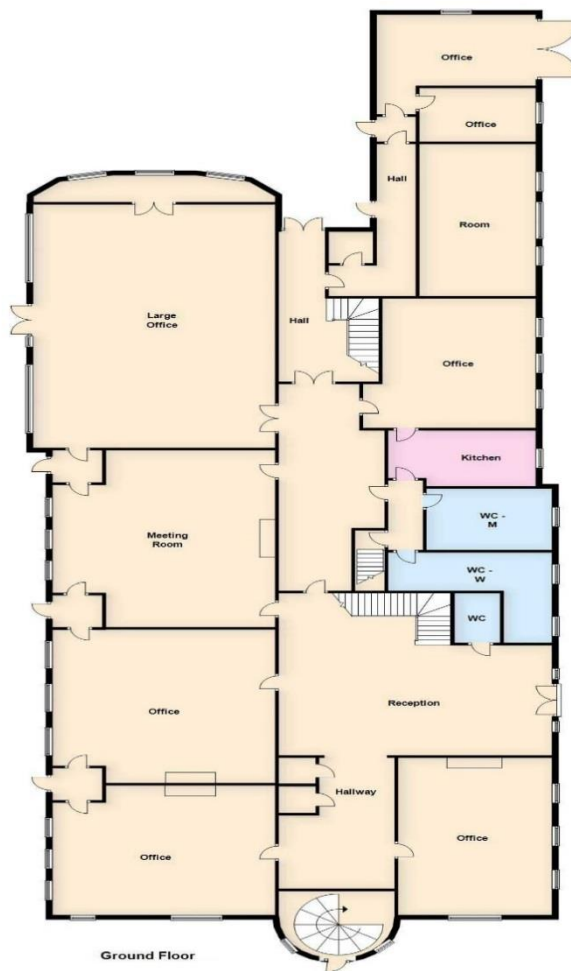


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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THE OPPORTUNITY

- A substantial and architecturally important Listed building on flat level ground to the west of central Worthing.
- Alternative uses considered.
- Subject to planning, proposals invited.
- An opportunity to acquire a significant building at low cost.
- We identify potential uses to include:
 - (i) Care homes
 - (ii) Leisure
 - (iii) Educational
 - (iv) Residential
 - (v) Continuation in office use
- All future uses to be subject to the existing Listed building classification.



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