



TO LET

CLASS E UNIT - FORMER CLINIC

- Suitable for medical/clinical uses
- Former audiology clinic
- Modern air-conditioned premises
- Opposite Buckingham Road car park
- Security alarm
- Disabled access & W.C

LOCATION

Worthing is located 14 miles (22 km) west of Brighton & Hove, 7 miles (11 km) west of Shoreham and 18 miles (29 km) west of Chichester. Worthing has a resident population of 111,400 (2021 census).

2-6 Buckingham Road is prominently situated opposite Buckingham Road multi storey car park (259 spaces) immediately north of Montague Street .the main pedestrianised shopping precinct.

Worthing station is 0.5 miles (12 mins) with regular services to London Victoria (journey time 1 hour 25 minutes) and London Bridge.

DESCRIPTION

Ground floor former audiology clinic comprising main open plan reception with a cellular layout, kitchen, W.C's, disabled W.C.

Features include air-conditioning, fitted kitchen, suspended ceiling, recessed lighting, good natural light, electric heating.



ACCOMMODATION

Ground Floor 4,156 sq ft 386 sq m

Areas are net internal.

LEASE

An assignment of the existing sublease dated 23rd October 2017 for a term of ten years commencing on 23rd October 2017 and expiring on 22nd October 2027 without further review.

Alternatively a new sublease may be available details on application.

TERMS & RENT

Terms and rent, details on application

VAT

We are advised that VAT is chargeable on the rental outgoings.



RATEABLE VALUE

RV £48,000 @49.9 p in the £ (Apr 2025/26).

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 0860-0336-6599-9090-8096,
rated 55 C, valid until 13th November 2026.

LEGAL COSTS

Each side are to be responsible for their own
legal costs

VIEWINGS AND FURTHER INFO

Strictly by prior appointment

Nicole Evans

NE@sprattandson.co.uk

07394562643

01903 234343

