



CHARLECOTE



CLASS E UNIT
TO LET
2-6 BUCKINGHAM ROAD WORTHING BN11 1TH

- Suitable for medical/clinical uses
- Modern air-conditioned premises
- Former audiology clinic
- Disabled Access

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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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

TGround 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 and intruder alarm.



ACCOMMODATION	sq ft	sq m
Ground Floor	4,156	386
All areas are net internal		

RENT

£50,000 per annum exclusive.

VAT

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





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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.

ENERGY PERFORMANCE CERTIFICATE

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

RATEABLE VALUE

RV £48,500 (Apr 2026/27).

Small Business Rates Relief (SBRR) in England provides up to 100% off business rates for qualifying occupiers.

LEGAL COSTS

Each side are responsible for their own legal costs.

A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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