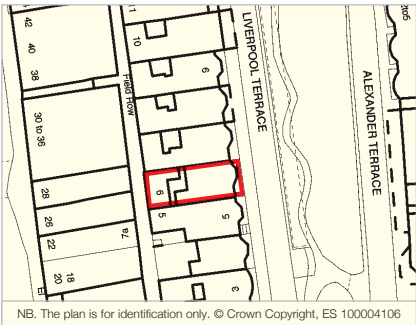


Worthing
6 Liverpool Terrace
and 6 Field Row,
West Sussex
BN11 1TA

- **A Freehold Grade II Listed Five Storey Mid Terrace Building**
- Together with Two Storey Rear Building
- Internally arranged to provide Office Accommodation
- GIA extending to Approximately 423.2 sq m (4,555 sq ft)
- To be offered with Planning Permission for Change of Use to provide Residential Accommodation

Vacant Possession



To View
Please call the Joint Auctioneers.

Joint Auctioneer
Messrs Crickmay Chartered Surveyors
(Ref: Will Tasney).
Tel: 01403 756512.
Email: wt@crickmay.co.uk

Seller's Solicitor
Messrs Rooks Rider (Ref: James John).
Tel: 0207 689 7152.
Email: jjohn@rooks rider.co.uk

VACANT – Freehold Building



Tenure
Freehold.

Location
The property is located on the west side of Liverpool Terrace. Local shops and amenities are readily available in Worthing town centre. Worthing Rail Station is within walking distance to the north and the open spaces of Liverpool Gardens are opposite the property. Local bus routes run along Marine Parade and Worthing Pier is to the south.

Description
The property comprises an attractive Grade II listed terrace building arranged over five floors. The building is internally arranged to provide office accommodation. To the rear of Liverpool Terrace is a self-contained two storey building fronting Field Row.

Planning
Local Planning Authority: Adur and Worthing District Council.
Tel: 01903 221065.
Planning permission (Ref: Ref: AWDm/1533/15) was granted on 10th October 2016 for “Change of use of 6 Liverpool Terrace from office use (Class B1) to residential use (Class C3) and change of use of 6 Field Row from retail use (Class A1) to residential use (Class C3)”.

Accommodation
The property was not internally inspected or measured by Allsop. The following information was provided by the Joint Auctioneers. We are informed that the property provides:

NB. Plans, internal photographs, and planning permission documents are available upon request, please email: jimmy.bruce@allsop.co.uk

Fiat	Floor	Accommodation	Size (Net Internal)	
6 Liverpool Terrace	Lower Ground	Two Office Rooms, Kitchenette, WC	56.86 sq m	612 sq ft
	Ground	Two Office Rooms, Kitchenette, WC	46.57 sq m	501 sq ft
	First	Two Office Rooms, Kitchenette, WC	54.22 sq m	583 sq ft
	Second	Three Office Rooms, Kitchenette, WC	52.03 sq m	560 sq ft
	Third	Three Office Rooms, Kitchenette, WC	52.89 sq m	569 sq ft
	Total		262.57 sq m	2,825 sq ft
6 Field Row	Ground	Office/Studio Room	21.27 sq m	229 sq ft
	First	Office Room	26.35 sq m	284 sq ft
	Total		47.62 sq m	513 sq ft
Total Combined Area (NIA)			310.19 sq m (3,338 sq ft)	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.