



## **FORMER DENTAL SURGERY TO LET**

3 Shirley Drive, Worthing, West Sussex, BN14 9AX



### DESCRIPTION:

An excellent opportunity to occupy a versatile suite of treatment room/office spaces occupying the entire ground floor of a large detached property. The accommodation has its own private access and small reception area leading to a series of eight rooms which are considered suitable for a variety of different uses. There is a further kitchen/staffroom and two WC's. Externally the premises benefit from off road car parking for approximately four vehicles to the front of the building and also access to a rear garden. The premises, which have most recently operated as a Dental Surgery, are considered suitable for a variety of occupiers and viewing is strongly recommended.

### LOCATION:

The property occupies a convenient location within the popular Offington area of Worthing, approximately 2 miles north of the Town Centre. The quiet residential street offers ample free on-street car parking and the location benefits from good vehicular links to the surrounding areas with excellent access to the A27, A24 and A259 trunk roads. Nearby shops are found at Thomas A'Becket and Broadwater Street West.

### ACCOMMODATION:

The accommodation with approximate room measurements comprises:

Reception	112 sq ft
Room 1 (surgery)	83 sq ft
Room 2 (surgery)	109 sq ft
Room 3 (waiting room)	256 sq ft
Garden Room 1 (autoclave)	92 sq ft
Garden Room 2 (office)	80 sq ft
Garden Room 3 (office)	87 sq ft
Room 4 (surgery)	100 sq ft
Room 5 (surgery)	101 sq ft
Kitchen/Staffroom	75 sq ft
WCs	

**GROSS INTERNAL AREA** 1,095 sqft

### TERMS:

#### Lease:

The premises are held under the terms of 24 year lease from November 2003. Full lease details are available upon request.

#### Rent:

£15,120 per annum.

There are rent reviews in 2019 and 2023.



More information:  
01903 234343  
[www.sprattandson.co.uk](http://www.sprattandson.co.uk)



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#### LEGAL FEES:

The ingoing tenant is to be responsible for the landlord's costs unless otherwise negotiated prior to entering into an agreement.

#### RATES:

The Rateable Value for the property is £9,400. An ingoing occupier may be subject to Small Business Rate Relief and there would be no rates payable. All parties are advised to make their own enquiries with the local authority.

#### VIEWING:

Strictly by appointment with Spratt & Son:

**01903 234343**

#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Asset Rating for the property is E.

A copy of the EPC and Recommendation Report is available upon request.

We have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.



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