



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: [info@jamesandjamesea.co.uk](mailto:info@jamesandjamesea.co.uk)

119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



56 Teville Road, Worthing, BN11 1UY

Guide price £600,000



# 56 Teville Road

Worthing, BN11 1UY

James and James Commercial are delighted to offer for sale this investment opportunity in close proximity to the town centre.

The property currently comprises of a ground floor retail unit which is achieving a rental of £8,000pa. The upper parts comprise of first and second floor currently being used as offices with potential to convert to flats or possible HMO's (STPC).

The property is located on the corner of Teville Road and Victoria Road and within walking distance to Worthing Train Station.

EPC – An EPC Report is available for all interested parties to view upon request.

Legal Fees – Each party to bear their own legal costs.

- Freehold For Sale £600,000
- Excellent Investment Opportunity
- Spacious first & second floors
- Close to town centre
- Sole Agency
- Viewing on Request



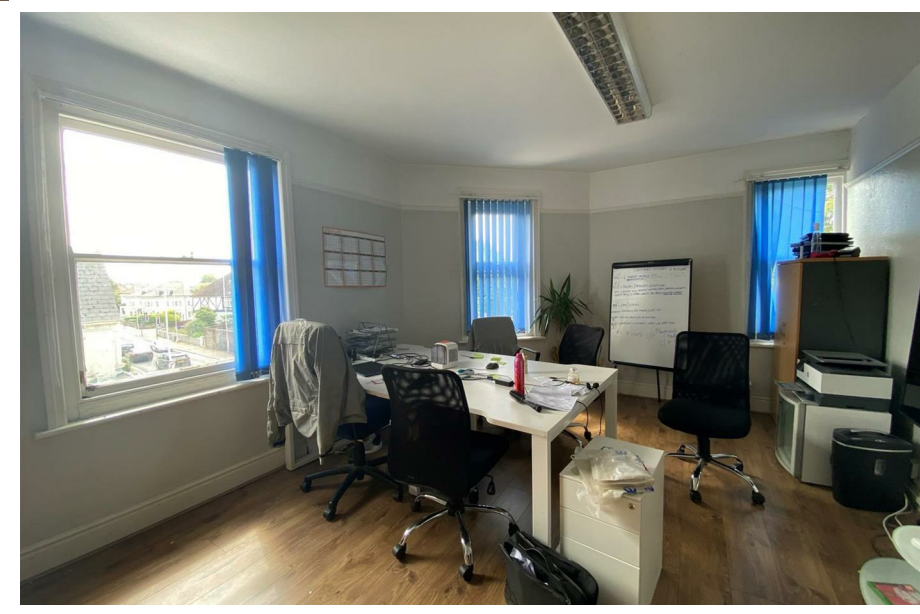
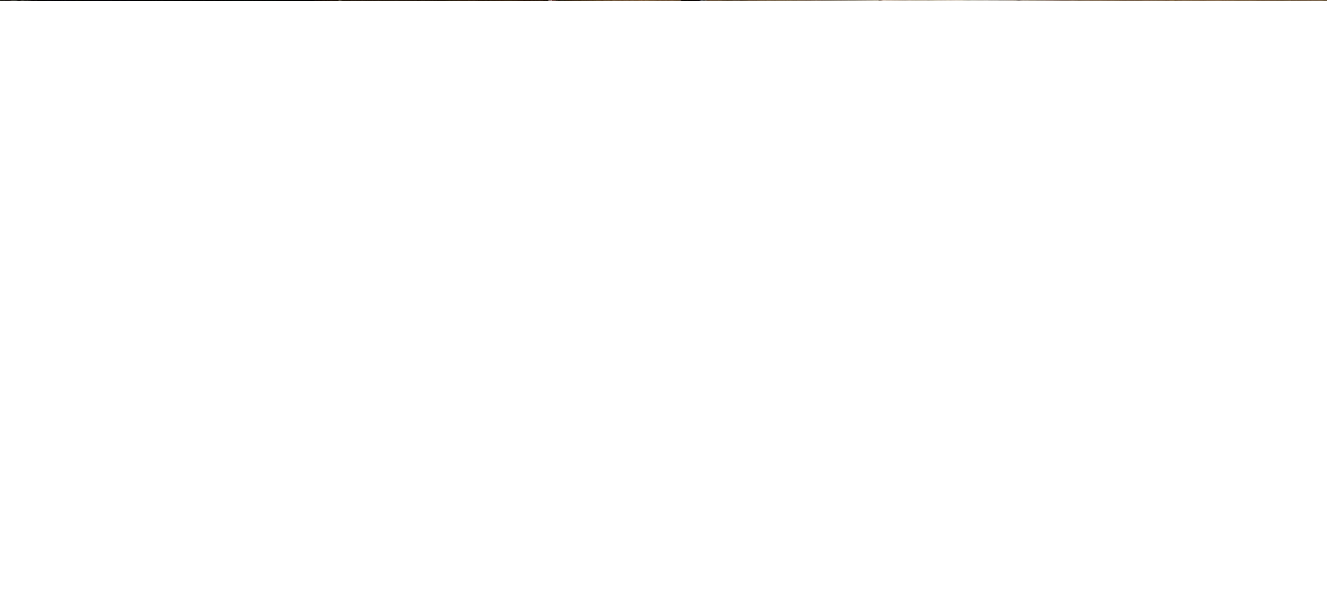
## First Floor

Office 1	19'4 x 19'4 (5.89m x 5.89m)
Office 2	14'2 x 10'5 (4.32m x 3.18m)
Office 3	13'9 x 8'8 (4.19m x 2.64m)
Kitchen	8'5 x 9'3 (2.57m x 2.82m)
WC	

## Second Floor

Office 4	13' x 11'6 (3.96m x 3.51m)
Office 5	17' x 12'3 (5.18m x 3.73m)
Office 6	10'2 x 10'2 (3.10m x 3.10m)
Office 7	13'9 x 9'6 (4.19m x 2.90m)
Room off Office 7	10'3 x 9'8 (3.12m x 2.95m)
WC x 2	



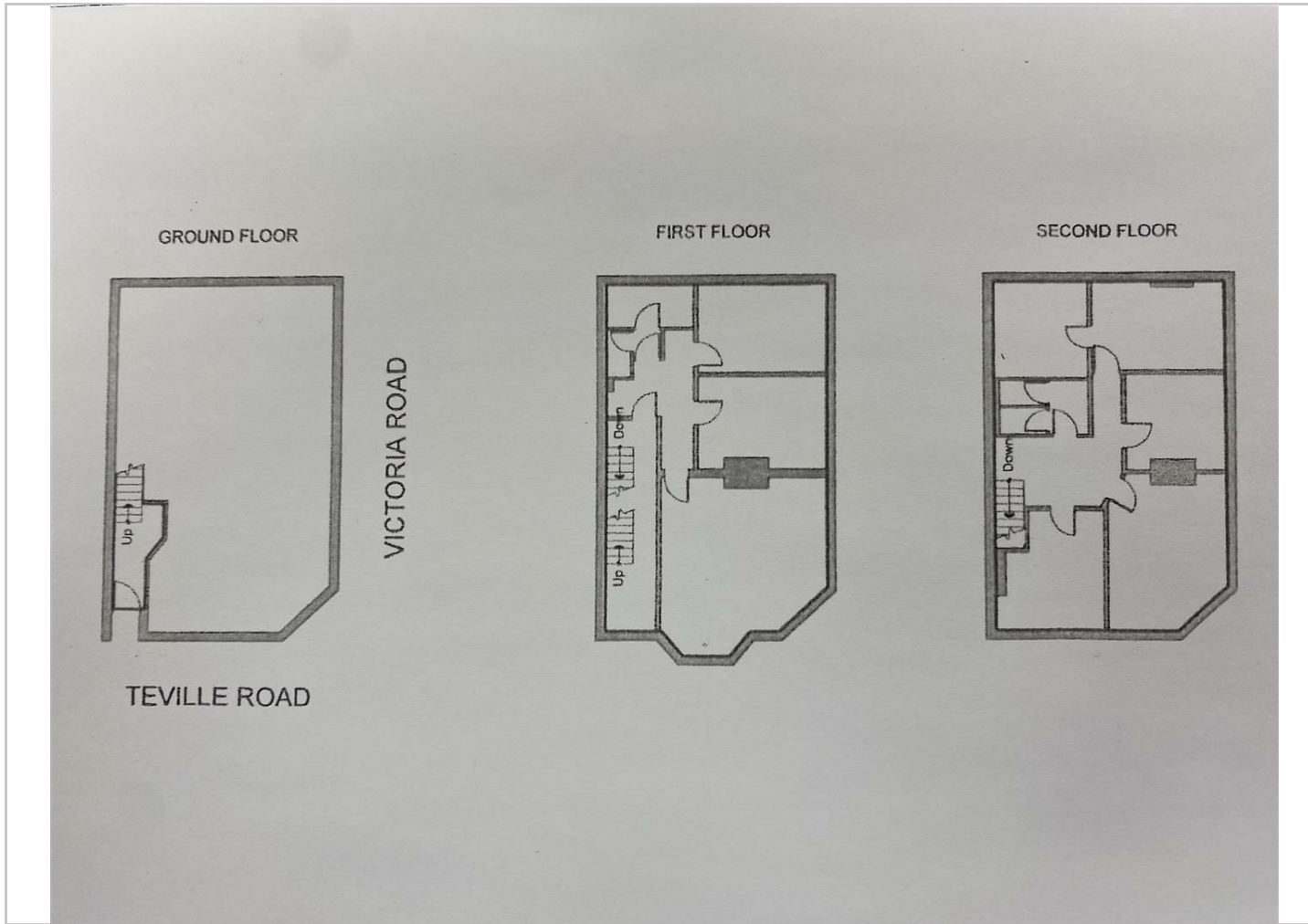




DO THE BEST  
YOU CAN UNTIL  
YOU KNOW BETTER.  
THEN WHEN  
YOU KNOW BETTER  
DO BETTER.



## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



[www.jamesandjamesea.co.uk](http://www.jamesandjamesea.co.uk)

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