



DEVELOPMENT SITE FOR SALE

0.62 ACRES (0.25 HECTARES)

Former Adult Learning Centre, Brougham Road, Worthing, West Sussex, BN11 2NU

SHW

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WORK**

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GUIDE PRICE | £1,850,000 FREEHOLD

DESCRIPTION

- Vacant former community facility
- Single Storey
- Extensive tarmac surfaced parking
- Prefabricated outbuildings
- Rear Yard/Garden

LOCATION

- East of Worthing town centre
- Highly prominent arterial road frontage
- 10 minutes from beach
- Bus routes pass along Brougham Road

ACCOMMODATION (NIA)

	SQ FT	SQ M
Main Building single storey	10,359	962
Prefab	743	69.06
TOTAL	11,103	1,031

SITE AREA

0.62 acres (0.25 hectares).

OPPORTUNITY

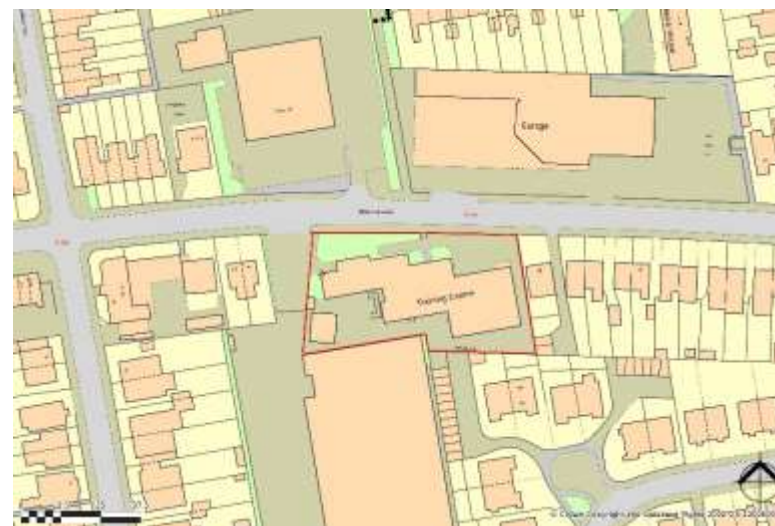
- Continuation in present use
- Road-side commercial development
- Residential development potential
- Care/nursery
- Mixed use

GUIDE PRICE

£1,850,000

TENURE

Title number WSX336204.



VIEWINGS – 01293 441300

Peter Coldbreath t: 01293 441309 | e: pcoldbreath@shw.co.uk
Duncan Marsh t: 01903 229201 | e: dmarsh@shw.co.uk



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RATES

Exempt from rates.

VAT

Not opted for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of F.



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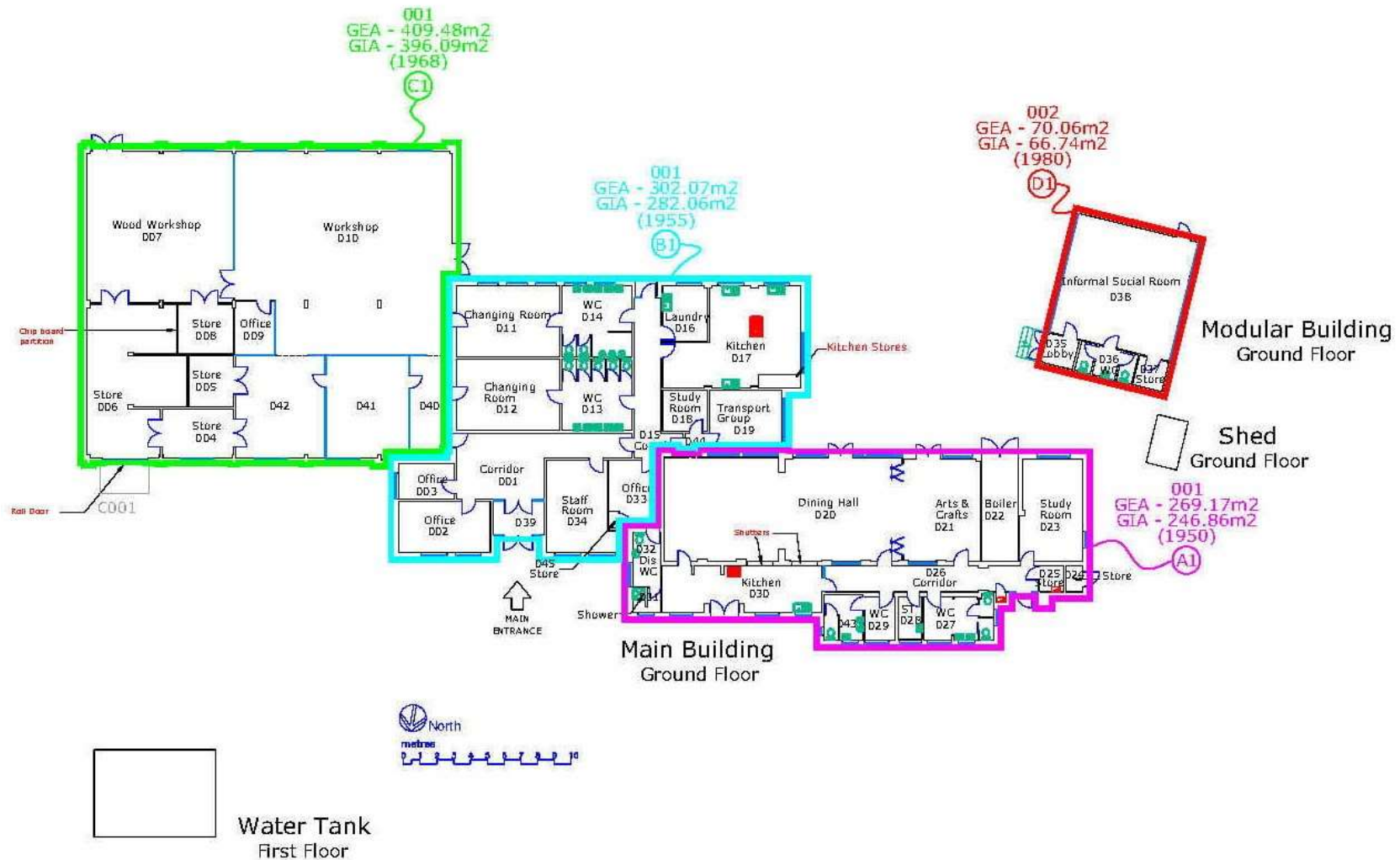


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