



## DEVELOPMENT OPPORTUNITY FOR SALE STP

- Suitable for Community, Education, Medical or Office Use (STP)
- Fitted kitchen and Accessible WC Facilities
- Multiple Rooms including Offices, Classrooms, Therapy Spaces
- Off Road Parking
- Garage

Interested in this property? Please contact us on 01903 792785

# FITZALAN HOWARD DAY CENTRE, PAVILION ROAD, WORTHING, WEST SUSSEX, BN14 7EF

## Location

The property is prominently located on Pavilion Road in Worthing, West Sussex (BN14 7EF), within a well-established residential area close to local amenities. It benefits from good accessibility, being approximately 1 mile north-east of Worthing town centre and 0.8 miles from Worthing railway station, providing direct services to Brighton, London, and surrounding areas.

## Description

On behalf of our client, Guild Care, we are pleased to offer a substantial single-storey detached building, most recently operated as a specialist day centre. Situated on a generous corner plot in a residential area, the property offers flexible accommodation suitable for a variety of community, educational, medical or alternative institutional uses (subject to planning).

Internally, the building provides a series of well-proportioned activity rooms, therapy spaces, staff offices, and accessible WC facilities, along with a central kitchen and dining area. The layout has been designed with accessibility in mind and may lend itself well to continued healthcare, nursery, SEN, or training centre use.

Externally, the site benefits from a securely fenced outdoor area with garden space, potential for further landscaping or outdoor activity zones, and private off road parking with off-site garage.

The property is sold with vacant possession and therefore, the property is currently F2(b) use, however could suit a variety of different uses (STNC).

**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	3,508	325.89

## Tenure

Freehold

## Price

Offers are invited in the region of £550,000 for the freehold interest.

## Business Rates

Business rates to be assessed.

## EPC

The property has an EPC rating of C - 54.

## VAT

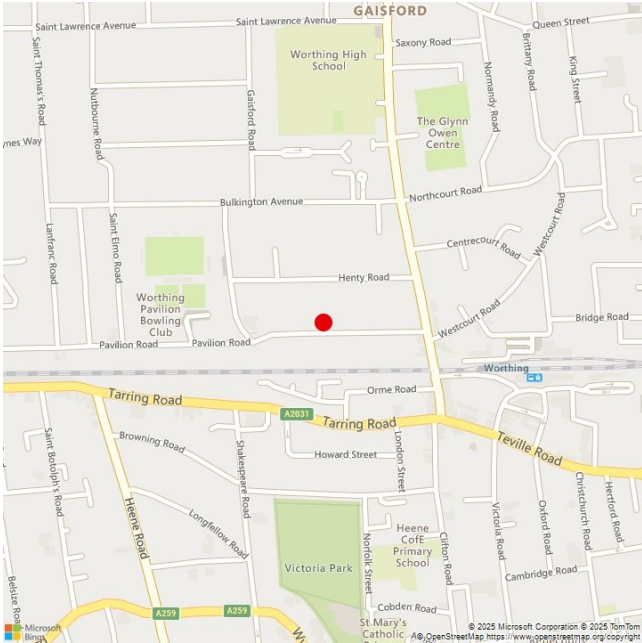
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class F2(b) use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



**Leigh Doherty**  
01903 792785  
leighdoherty@jacobs-steel.co.uk



**Nichola Charles**  
01903 792785  
nicholacharles@jacobs-steel.co.uk