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PROPERTY  
WORK

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BOSTON TEA PARTY

Retail/Cafe/Restaurant  
**To Let**  
ALL ENQUIRIES  
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01903 229200  
CUR-ACE  
CONSULTING  
01179 304316  
curaceconsulting.com

Donchevi  
Kitchen & Bar  
OPEN

**TO LET**

**RESTAURANT AND BAR – 3,638 SQ FT (337.97 SQ M)**

**8-9 Montague Place, Worthing, West Sussex, BN11 3BG**

**DESCRIPTION**

An exciting opportunity to occupy an excellently positioned, fitted out restaurant/café in the heart of Worthing town centre. The property comprises of substantial ground and first floor customer seating areas, along with a fitted out kitchen on the ground floor, with a basement for storage purposes. The unit is available by way of an assignment, and would be well suited to an incoming occupier seeking a bar or restaurant opportunity.

**LOCATION**

The premises are located on the west side of Montague Place, a main pedestrian thoroughfare leading to Worthing seafront which is approximately 60m away. Montague Street is close by, which is the predominant retailing hub of the town providing constant footfall to the property. Nearby occupiers include Marks and Spencer, Costa Coffee and Pandora.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Basement	721	66.98
Ground Floor	1,701	158.02
First Floor	1,216	112.97
<b>TOTAL</b>	<b>3,638</b>	<b>337.97</b>

**AMENITIES / OPPORTUNITY**

- 140 covers plus external dining
- Extraction
- Transfer of Premises Licence available
- Prominent position in Worthing town centre
- Customer and staff w/c facilities

**RENT**

£42,000 PAX

**TENURE**

The property is available by way of an assignment. Further details are available on request. Premium £10,000.

**RATES**

£25,250 from April 2023

**VAT**

VAT will be chargeable on the terms quoted.

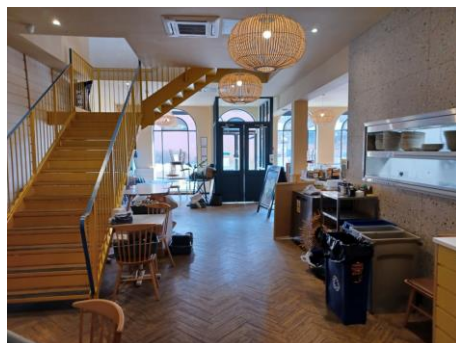
**LEGAL COSTS**

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

**EPC**

26-50 **B**

**34 B**



**VIEWINGS – 01273 876 200 & 0117 930 4536**

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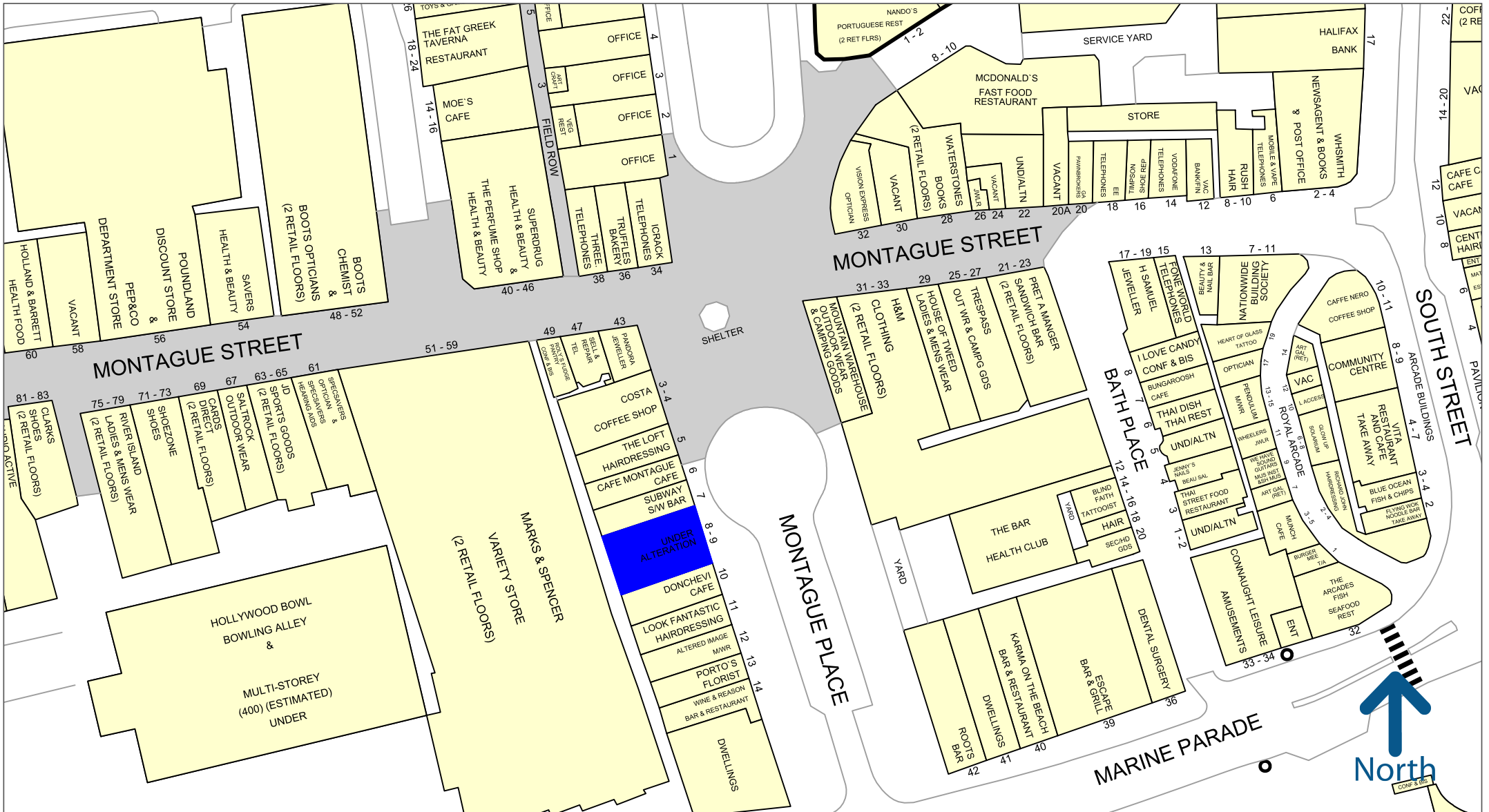
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50 metres

Experian Goad Plan Created: 30/01/2024

Created By: Stiles Harold Williams

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