

SHW

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TO LET
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AUCTION
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Poppin's
Cafe Restaurant

Shelter

TO LET

RETAIL PREMISES WITH E3 USES – 1,579 SQ FT (146.69 SQ M)

123-125 Montague Street, Worthing, West Sussex, BN11 3BP

DESCRIPTION

A well positioned, open plan town centre retail premises in the heart of Worthing town centre suitable for a number of uses within Use Class E3, including retail/restaurant/bar/leisure and offices.

LOCATION

The premises are situated within the western section of Montague Street, the prime pedestrian thoroughfare of the town on its south side with nearby occupiers including Greggs, Poundland, Bert's Homestores, The Works, O2 and Card Factory.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Retail	1,579	146.69

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

AMENITIES / OPPORTUNITY

- Suitable for majority of uses including retail, restaurant, bars, leisure and office
- Prominent position in Worthing's pedestrianised Montague Street
- Recently refurbished to a high standard

RENT

£26,000 PAX

RATES

We have been informed by the local authority that the premises have a rateable value of £23,750.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.

76-100 **D** 79 D



VIEWINGS – 01903 229200

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