

Rent On Application



LOCATION

The property is located in the seaside town of Worthing in West Sussex, at the foot of the South Downs and 10 miles west of Brighton. Nearby occupiers include The Works, Clarks, River Island, JD Sports, Savers and Holland and Barrett. Montague street is the main pedestrianised retail strip in Worthing, meaning this unit benefits from heavy footfall.

DESCRIPTION

The premises are arranged over ground and first floors and benefits from a wide frontage onto Montague street. The ground floor is made up of an initial open plan retail trading space followed by a series of individual rooms to the rear. The first floor is suitable for additional retail space, ancillary storage or office use.

ACCOMODATION

The property has the following approximate dimensions and area:

Area	SQ FT	SQ M
Ground Floor	5427	501.19
First Floor	4363	405.34
Total	9790	909.53

LEASE

A new FRI lease is available with terms to be agreed.

RATES

We have been advised that the Rateable Value is £125,000 (2017).

EPC

The property has an EPC rating of D (93).

VAT

VAT may be chargeable on the terms quoted.



VIEWINGS

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50 metres

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