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H&M

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TO LET

PRIME RETAIL UNIT IN PROMINENT PART OF TOWN – 2747 SQ FT (255 SQ M)
29 Montague Street, Worthing, West Sussex, BN11 3BE

SHW

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Rent | £37,500 PAX

LOCATION

The premises are located in the heart of Worthing Town Centre between H&M & Trespass. Opposite are Vision Express and Waterstones. The Montague Centre is close by as is Marks & Spencer, Superdrug, Boots, Costa to name a few. Montague Street is the main retailing thoroughfare of Worthing one street to the north of the seafront.

DESCRIPTION

An extensive retail unit based over ground, first and second floors. The ground floor provides good open plan retailing space with suspended ceiling recessed lighting. The first and second floors used predominantly for storage. There are staff facilities on the first floor.

ACCOMMODATION

The premises have the following approximate dimensions and areas.

	FT	M
Internal Width (max)	17.68	5.39
Internal Depth (max)	88	26.85
Retail Area	1406²	130.6²
First Floor	575²	53.4²
Second Floor	766²	71.2²

LEASE

A new Full Repairing and Insuring lease will be made available subject to 5 yearly rent reviews

RENT

£37,500 pax plus VAT

VAT

VAT will be confirmed on application.

RATES

We have been verbally informed that the Rateable Value is £54,000 (2017)

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly



VIEWINGS – 01903 229200

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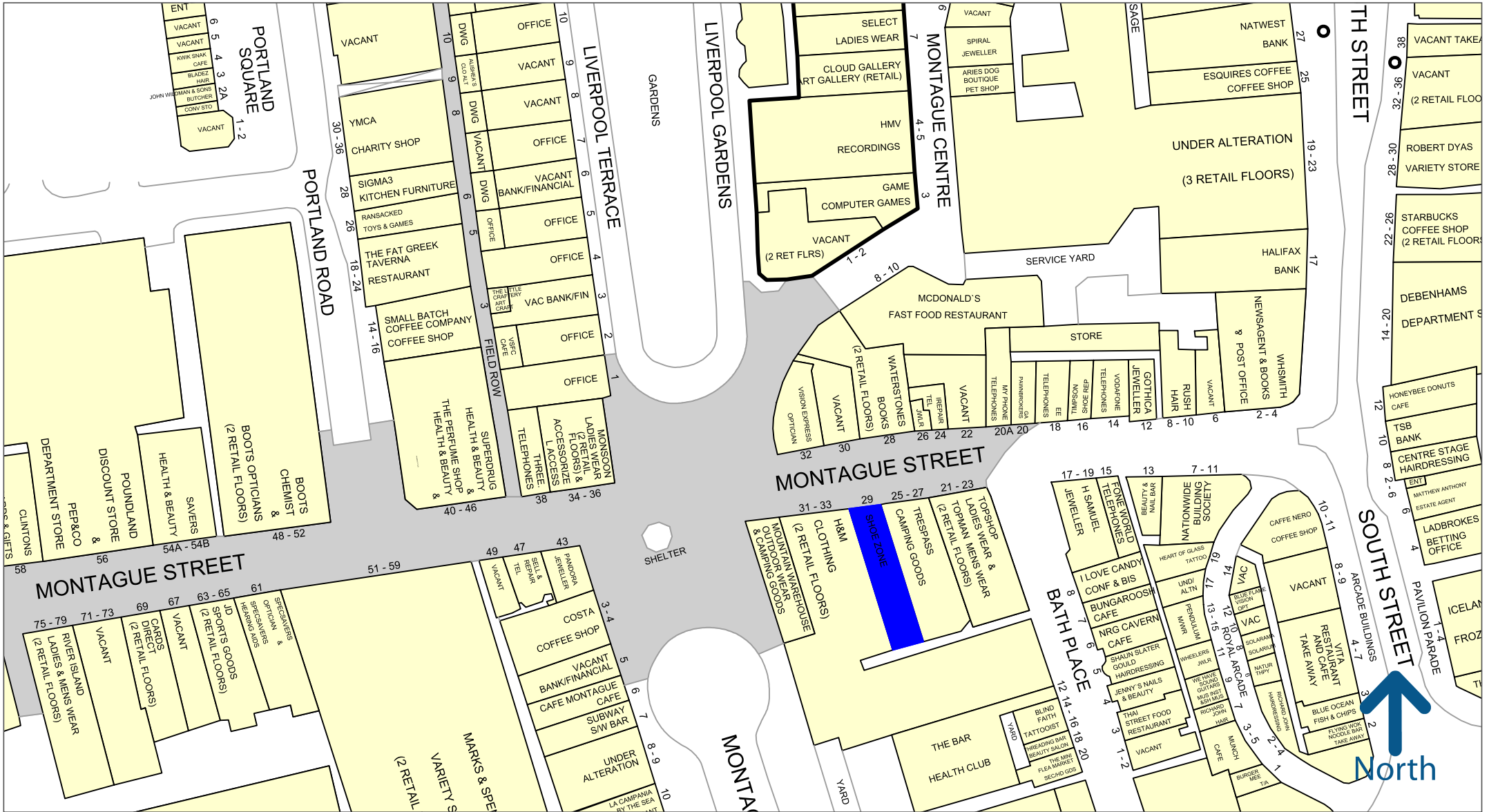


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50 metres

Experian Goad Plan Created: 22/03/2021

Created By: Stiles Harold Williams



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