

For Sale

8-9 Montague Place, Worthing, BN11 3BG



08449 02 03 04

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Location

The subject property is situated in Worthing, a reasonably affluent district, approximately 10 miles west of Brighton and 20 miles east of Chichester. Worthing is well connected by a combination of road and rail links.

The area comprises a mix of independent and national retailers including Marks and Spencer, WH Smith, H&M and Boots.

Description

The property is a mid-terrace building and the Bank's freehold ownership comprises five floors; basement, ground, first, second and third floors, however the second and third floors have been sold on long leases. It comprises the following approximate floor areas measured on a net internal basis:

Ground floor:	158 sq m	1,669 sq ft
Basement:	67 sq m	721 sq ft
First floor:	113 sq m	1,212 sq ft
Total:	338 sq m	3,602 sq ft

Planning

The unit benefits from A2 use.

Tenure

Freehold

Price

Offers in excess of £525,000

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £34,500

UBR (2018/19): £0.48p

Rates Payable: £16,560

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of E. A certificate can be made available.

VAT

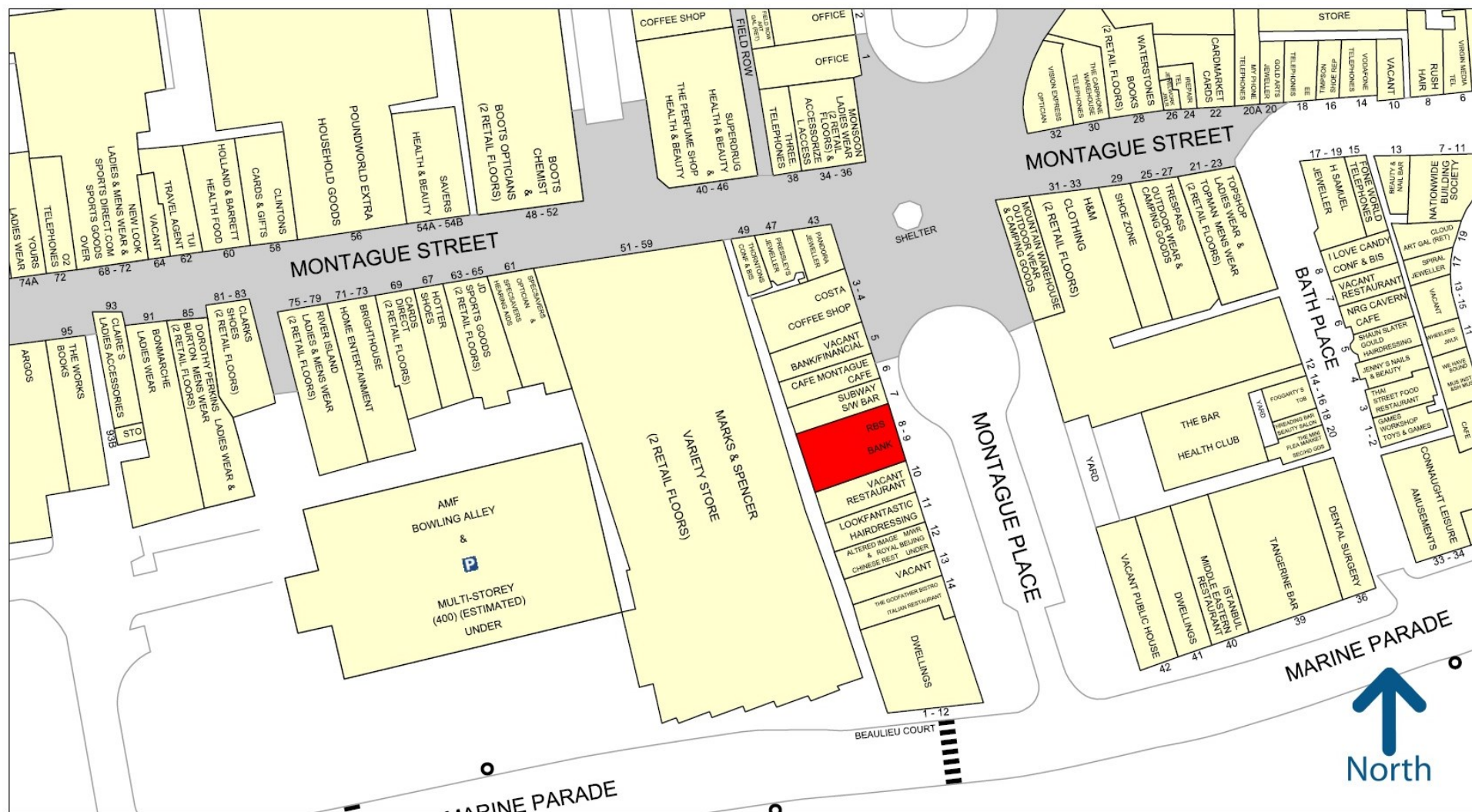
VAT, if applicable, will be charged at the standard rate.

For further information please contact:

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