

**MODERN
RETAIL
UNIT**

TO LET

**155-157
MONTAGUE
STREET
WORTHING
BN11 3BZ**



LOCATION

Worthing (popn 110,000) is a large South Coast seaside town in West Sussex 11 miles west of Brighton & Hove, 20 miles east of Chichester and 60 miles south of London. There is a catchment population of 500,000 within a 15 mile radius.

Montague Street is one of Worthing's main retail thoroughfares running from east to west parallel with Worthing Seafront. Worthing rail station is 0.7 (13 mins walk) miles. There are trains hourly between Brighton & Hove and Worthing (journey times about 20 mins).

The property (formerly occupied by Sharps Bedrooms) is prominently situated on the corner of Montague Street at the junction with Surrey Street.

Nearby occupiers include Paddy Power, Greenfingers, Vapestore, Bailey Care Services, Yamu Yamu, Malt Cafe and Phone Fix.

DESCRIPTION

Ground floor modern retail unit comprising a large open plan sales area accessed through central double doors. To the rear there is a small office, storage and fitted kitchen and WCs.

The property benefits from display spot lighting, partial air-conditioning, hardwood floor, suspended ceilings, and full height glazed main & return frontage.

RENT

Offers in the region of £29,500 per annum exclusive.

VAT

VAT is chargeable on the rental outgoings.

ACCOMMODATION

Main Frontage	36' 7"	11.2m
Return Frontage	10'	3m
Internal Width max	36' 4"	11m
Sales Depth	51' 6"	15.7m
Sales Area	1,439 sq ft	133.7 sq m
Office	66 sq ft	6.1 sq m
Kitchen & W.C		

All areas and dimensions are net internal.

RATES

Rateable Value £16,000 (Apr 2021/22)

LEASE

A new effective full repairing and insuring lease on terms to be agreed.

EPC

On request.

PLANNING

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 and D2 uses.

LEGAL COSTS

Each side will be responsible for their own legal costs.

viewing & further info

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