

WORTHING

22 MONTAGUE STREET, BN11 3HA

PRIME SHOP TO LET



Portland House
4 Great Portland Street
London W1W 8QJ

LOCATION

The premises occupy a prime trading location close to multiple retailers including **Topshop**, **Waterstones**, **H&M** & **Carphone Warehouse**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The premises are arranged on ground and first floors, having the following approximate dimensions and floor areas:

Gross Frontage	24 ft 5 in	7.46 m
Internal Width	25 ft 11 in	7.65 m
Shop Depth	59 ft 7 in	18.19 m
Ground Floor Sales	1967 sq ft	182.7 sq m
First Floor Area	1242 sq ft	115.4 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but is to include rent reviews at 5 yearly intervals at a commencing rent of **£55,000 per annum exclusive**.

LEGAL COSTS

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

SUBJECT TO CONTRACT



RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value (new)	£67,000
UBR 2018/2019	£0.493

Interested parties should make their own enquiries to the local authority to verify this information.

EPC

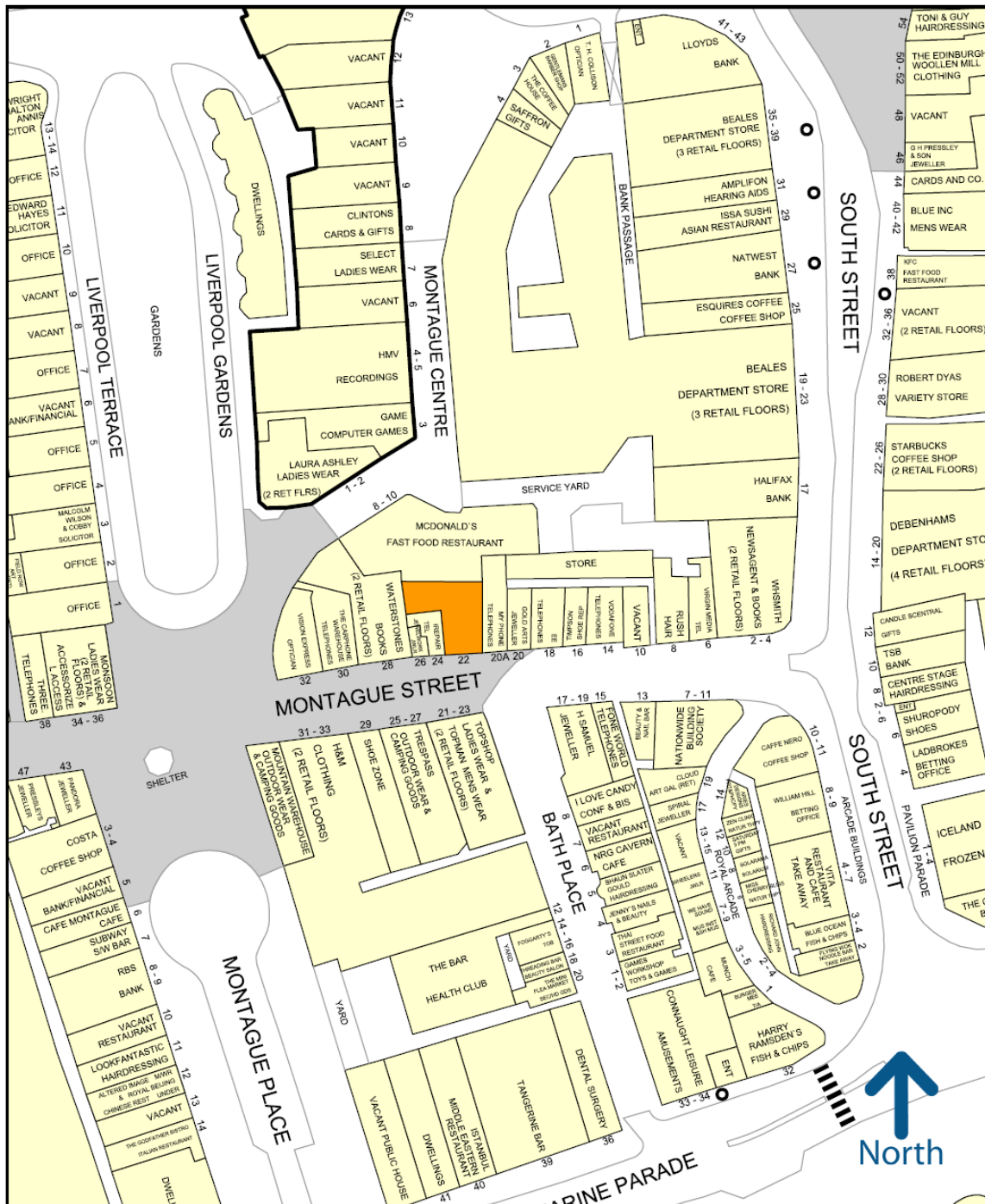
An EPC has been commissioned and is available on request.

VIEWING

For further information or arrangement to inspect, please contact the sole agents:

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Experian Goad Plan Created: 18/07/2018
Created By: HRH Retail

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