



**Location**

Worthing is a seaside town in West Sussex. It is situated at the foot of the South Downs, 10 miles west of Brighton, and 18 miles east of Chichester.

The subject property is located on Montague Street amongst a number of national occupiers including, **The Works, Clarks, River Island, JD Sports, Savers, Holland and Barrett, Boots, O2, and The Body Shop.**

**Description**

The premises are arranged over ground, and first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	501.19	5,427
First	405.34	4,363
<b>Total</b>	<b>909.53</b>	<b>9,790</b>

**Passing Rent**

£178,000 pax

**Lease Terms**

Available by way of an assignment of the existing lease due to expire on 28/09/2022.

**Planning**

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

**Business rates**

We understand that the property is assessed as follows:

**Rateable value:** £125,000

**There is currently a rates holiday for qualifying retail uses until 30th June 2021.**

**Interested parties should carry out their own investigations.**

**EPC**

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

**Legal costs**

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

**VAT**

VAT if applicable will be charged at the standard rate.

**The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.**

<https://sainsburysproperties.co.uk/>

For further information please contact:

**Lewis Sinclair**

+44 (0)20 7911 2913

+44 (0)7908 227966

lewis.sinclair@avisonyoung.com

**Dan Kent**

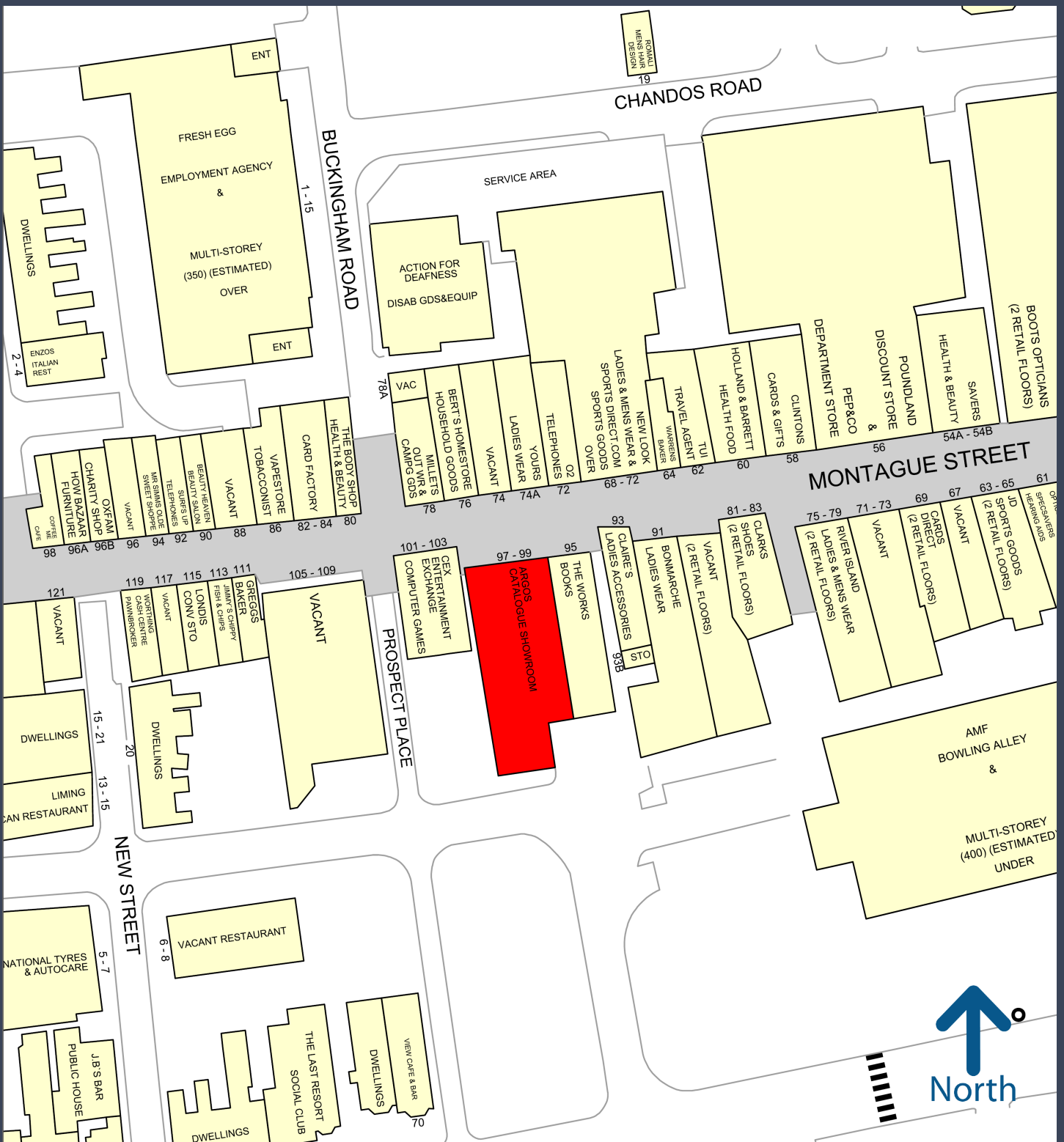
+44 (0)20 3976 5296

+44 (0)7711 420604

dan.kent@avisonyoung.com

**08449 02 03 04**

avisonyoung.co.uk



Visit us online  
[avisonyoung.co.uk](http://avisonyoung.co.uk)

22 Ganton Street, London W1F 7FD

© Avison Young (UK) Limited. All rights reserved.

June 2021

**AVISON  
 YOUNG**

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.