

MAKING  
PROPERTY  
WORK  
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**TO LET**

**RETAIL – 1,490 SQ FT (138.42 SQ M)**  
**96 Montague Street, Worthing, West Sussex, BN11 3HF**

**DESCRIPTION**

A mid-terrace building, arranged over ground, first and second floors. At first floor, there are a number of rooms suitable for storage, staff room or office and WC facilities. The second floor provides further accommodation including a kitchen/staff room and there is an additional WC. Externally, there is a small court yard at the rear of the premises. The premises have recently been refurbished to include a new roof and benefit from central heating and have been redecorated throughout.

**LOCATION**

The popular coastal town of Worthing is an affluent and thriving regional retail centre and situated between Brighton and Chichester. The premises is situated within the western section of Montague Street, the prime pedestrianised thoroughfare of the town, on its north side with nearby occupiers including Greggs, Londis and the Body Shop.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Retail	778	72.28
First Floor	356	33.07
Second Floor	356	33.07
<b>TOTAL</b>	<b>1,490</b>	<b>138.42</b>

**AMENITIES / OPPORTUNITY**

- Recently refurbished throughout.
- New roof.
- Prominent position.
- Pedestrianised thoroughfare.
- Rear access.

**RENT**

£20,000 Per annum

**LEASE**

The premises is available by way of an assignment of a lease dated 22 February 2022 for a term of 10 years on full repairing and insuring terms. The lease incorporates a tenant's option to determine the lease at the 5th year.

**RATES**

The April 2023 Rateable Value of the property is £14,250.

**VAT**

VAT will not be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

51-75 **C** **51 C**

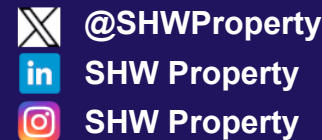


**VIEWINGS –**

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