



TO LET

RETAIL – 700 SQ FT (65.03 SQ M)
6 Montague Street, Worthing, West Sussex, BN11 3HA

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WORK**

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Rent | £32,000 PAX Plus VAT -

DESCRIPTION

Retail Unit With Two Upper Floors

LOCATION

The property is located on the North side of Montague street the principal retailing pitch in Worthing close to South Street and Montague Place. Nearby occupiers include Waterstones, WHSmith, Top Shop, Car Phone Warehouse, Cafe Nero & Nationwide.

ACCOMMODATION (GIA)

The premises are arranged over ground, first and second floors and recently refurbished to a high standard. There is rear access. There is a staff WC and kitchenette on the first floor with ancillary storage on the first and second floors also. Excellent footfall in a busy part of town.

	SQ FT	SQ M
Ground Floor	700	65.03
First Floor	217	20.2
Second Floor	353	32.8
TOTAL	1,270	118.0

AMENITIES

- Recently refurbished
- Kitchenette
- Ladies & Gents WCs
- Electrical supply

TERMS

A new FRI lease for a term to be agreed.

RENT

£32,000 PAX

VAT

VAT will be charged on the quoting terms.

RATES

We are verbally advised that the rateable value for the property is £27,000.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

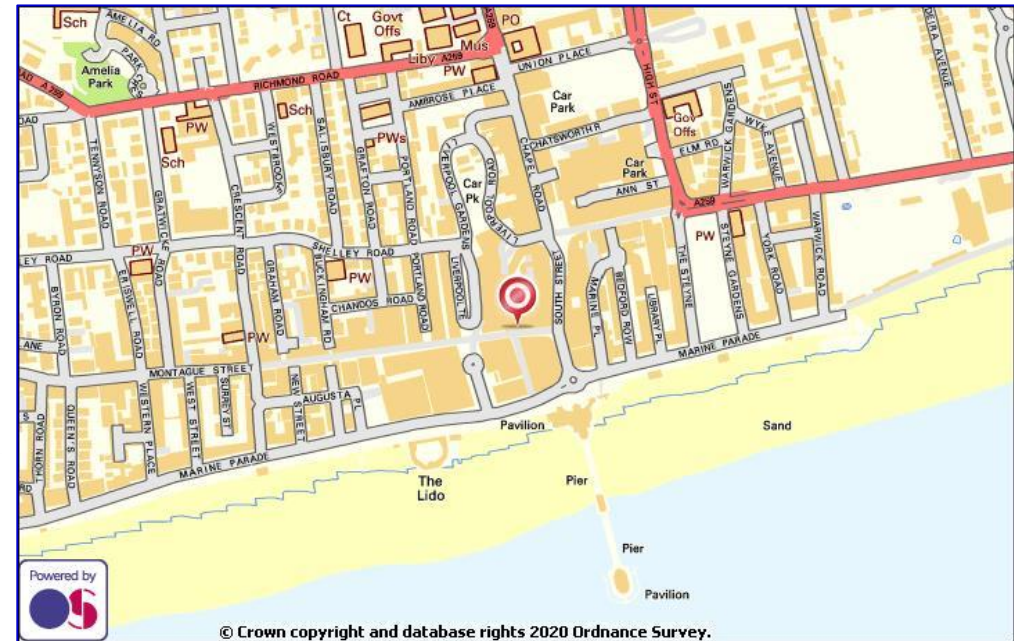
The property has an EPC rating of D.



More energy efficient



91 This is how energy efficient the building is.



VIEWINGS – 01903 229200

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