



PRIME TOWN CENTRE RETAIL PREMISES TO LET

67 Montague Street, Worthing, West Sussex, BN11 3BN

DESCRIPTION:

An opportunity to occupy a double fronted Town Centre retail premises with a gross internal area of approximately 2,500 sq ft.

The accommodation, which is arranged over two floors, currently comprises a ground floor retail area with rear stock room together with a larger first floor stock room, kitchen/staffroom and Ladies & Gents WCs.

The property is available with the benefit of a brand new lease term and is considered suitable for a variety of different users.

Viewing is strongly recommended.

LOCATION:

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester. The town has a resident urban population of approximately 100,000 people and a population of around 500,000 within a 13 mile catchment area.

The subject property occupies a prime retailing location within the heart of the Town Centre's main pedestrianised shopping precinct.

Nearby occupiers include Marks & Spencer, JD Sports, River Island, Specsavers, Boots, New Look and many other High Street retailers.

ACCOMMODATION:

Ground Floor Retail Area	858 sq ft
Ground Floor Stock Room	383 sq ft
First Floor Stock Room	1172 sq ft
First Floor Kitchen/Staffroom	120 sq ft
Ladies & Gents WCs	

GROSS INTERNAL AREA **2533 sq ft**

LEASE:

The premises are available with the benefit of a brand new FRI lease with terms to be agreed.

GUIDE RENT:

The premises are offered at a commencing rent of £50,000 per annum

We are advised that the rent is subject to VAT.

LEGAL COSTS:

The incoming tenant is to be responsible for the Landlord's legal costs unless otherwise negotiated.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Asset Rating for the building is D:83

Copies of the EPC and Recommendation Report are available upon request

RATES:

The Rateable Value for the property is £60,000

Interested parties should make their own enquiries as to the Rates Payable.

VIEWING:

Strictly by prior appointment with Spratt & Son:

01903 826911



More information:
01903 234343
www.sprattandson.co.uk



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