



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.

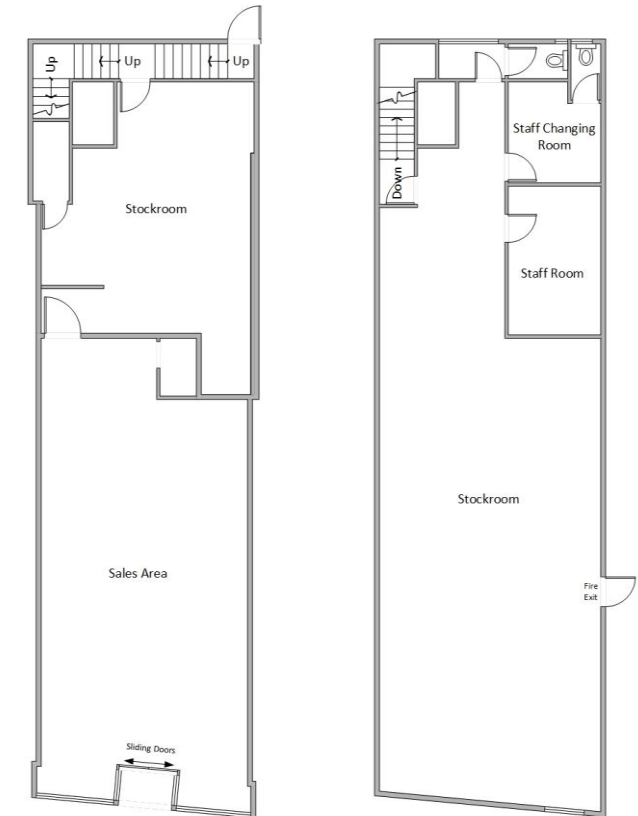
LEGAL COSTS:

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

FLOOR PLAN:

MONTAGUE STREET

These plans are for representation purposes only and should be used as such by prospective purchasers. Any measurements scaled from this plan should be treated as approximate and checked on site. Whilst every attempt has been made to ensure the accuracy of these plans no responsibility is taken for any error or omission.

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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