

PRIME TOWN POP UP SHOP TO LET

105-109 Montague Street, Worthing, BN11 3BP

Rent £25,000 PAX



DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Ground floor	6,035 SQ Ft	560.7 SQ M
1 ST Floor	6,316 SQ Ft	686.8 SQ M
2 ND Floor	1,485 SQ Ft	138 SQ M
Total	13,837 SQ Ft	1,285.5 SQ M

RENT:

Rent £25,000 per annum exclusive of rates, VAT and all other outgoings.

LEASE/ LICENCE

A lease or licence for a Minimum term of 6 months.

LOCATION:

Worthing is a large seaside town in West Sussex located on the south coast 11 miles (18km) west of Brighton, 20 miles (32 km) east of Chichester and 60 miles (96.5 km) south of London. The premises is located in the town centre high street in Worthing, within 100m of the seafront and surrounded by a variety of other retail units, plus several community amenities such as AMF bowling, Lido and the well-known Worthing Pier. Nearby occupiers include The Body Shop, Marks & Spencer, New Look, Clarks, Argos and River Island.

DESCRIPTION:

A town centre three-storey commercial premises (formerly a successful Poundland site) of approximately 13,837sq ft GIA. Triple aspect fronting Montague Street with return frontage to Prospect Place to the east and rear access from Augusta Place to the south. To the rear is an existing car parking area/loading forecourt.

RATES:

Rateable Value: Rateable Value £107,000
UBR APR 2020/21 51.2p

EPC:

Certificate Reference Number: 0970-0238-9070-0191-9002
The energy efficiency rating for this property is C70 and a full copy of the report can be found at www.ndepcregister.com

LEGAL COSTS:

Each side to pay their own legal costs.

VIEWING:

By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email max@eightfold.agency



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