



Unit 10

Montague Centre, Worthing, BN11 1YJ

TO LET - Prime Retail Unit
Rental £26,000 PAX

1,418 sq ft
(131.74 sq m)

- New Lease
- Town Centre Location
- Pedestrianised Area

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Summary

Available Size	1,418 sq ft
Rent	£2,166.66 per month
Rates Payable	£6,487 per annum
Rateable Value	£13,000
Service Charge	£5,471.60 per annum Service charge payable based on a fair proportion of expenditure to the scheme
Car Parking	N/A
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (71)

Description

A well sized retail unit arranged over ground & first floors. The ground floor comprises retail space with a WC whilst a WC, Kitchen & office are located at 1st floor where deliveries can be received via a private gated delivery area.

Location

Worthing is situated to the west of Brighton & Hove & to the east of Chichester. The property sits in a central position within the Montague Quarter linking Montague Street to South Street & Chapel Road in Worthing Town Centre. Nearby occupiers include Nando's McDonald's, Costa, Marks & Spencer, TK Maxx, HMV, Vision Express & Superdrug as well as exciting independent operators such as Tot City.

Accommodation

The accommodation comprises the following areas:

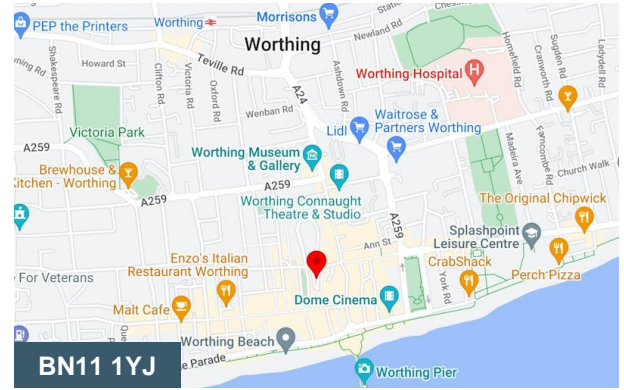
Name	sq ft	sq m
Ground	1,019	94.67
1st	399	37.07
Total	1,418	131.74

Viewings

Viewings can be arranged via Joint Sole Agents Newlands Property & Eightfold Property

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge, minimum term of 5 years with rent reviews at appropriate intervals.



Viewing & Further Information



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