



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

Unit 10, Montague Centre, Worthing, BN11 1YJ

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



Richard Lowrey 01273-779777 | 07725-723021 richard@newlandsproperty.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 26/03/2024