



JAMES & JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



136 Montague Street

, Worthing, BN11 3HG

Asking price £375,000

Freehold Council Tax Band



James and James are delighted to offer For Sale this Freehold property in the Centre of Worthing Town Centre.

Situated in Montague Street ,the 2 storey mid terrace property comprises of a ground floor restaurant/takeaway with a full equipped kitchen, 2 stoarge arears and a WC. The ground floor also benefits from a small courtyard with rear access. The first floor consists of a 2 bedroom apartment with a modern kitchen, shower room and lounge. The property will be sold with vacant possession and there will be a premium of £20,000 for fixtures and fittings for the ground floor restaurant. The property has a potential income of £30,000pa.

Ground Floor approx - 498 sq ft
First Floor approx - 613 sq ft

Freehold Price - £375,000

EPC - Ground Floor C (75)
First Floor E (49)

Legal Fees - each party to pay their own legal costs unless otherwise agreed.

Ratable value advertised online by GOV.UK is £7.300 Interested parties are asked to make their own enquiries to ascertain the exact cost to their business.





Floor Plan



Viewing

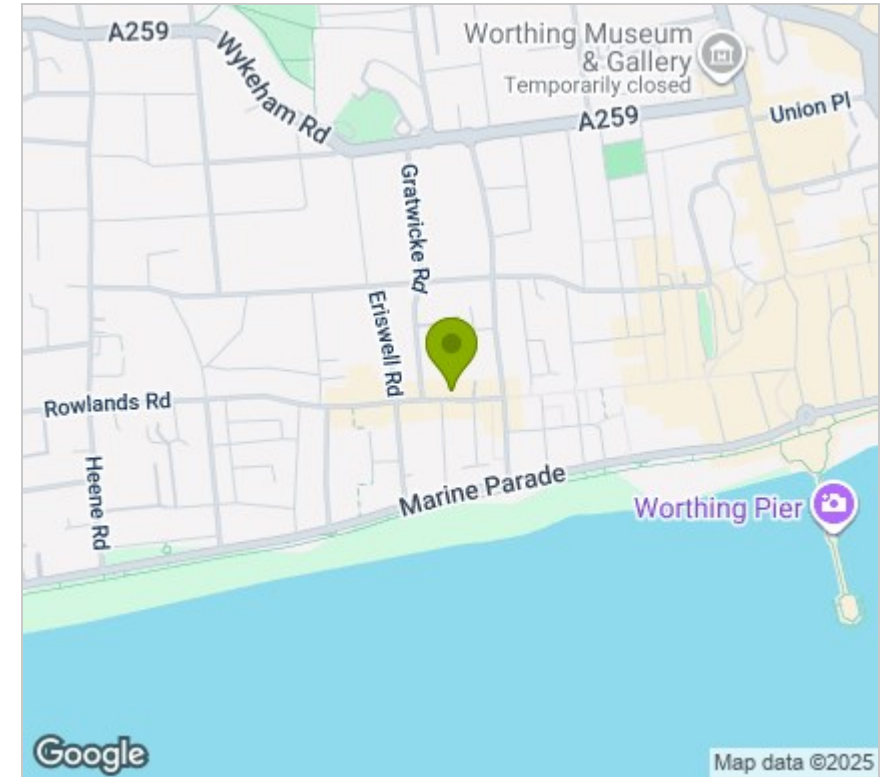
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

