

MAKING
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TO LET

RETAIL UNIT – 780 SQ FT (72.46 SQ M)

96A Montague Street, Worthing, West Sussex, BN11 3HF

DESCRIPTION

A mid-terrace ground floor property in pedestrianised Montague Street. Internally, the unit is largely open plan and is suitable for a number of uses under Class Use E.

LOCATION

The popular coastal town of Worthing is an affluent and thriving regional retail centre and is situated between Brighton and Chichester. The premises is situated within the western section of Montague Street, the prime pedestrian thoroughfare of the town on its northside with nearby occupiers including Greggs, Collingwood Bachelor and The Body Shop.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	780	72.46

AMENITIES / OPPORTUNITIES

- Prominent position
- Pedestrianised thoroughfare
- Suspended ceiling
- Separate Male and Female WC facilities.
- Recessed frontage
- Electrical supply
- Rear access

RENT

£19,000 PAX

TENURE

The premises is held by way of a lease dated 13 March 2024 for a term of 10 years expiring on 12 March 2034. The lease is full repairing and insuring and is subject to a rent review at the 5th year. The current passing rent is £19,000 pax and will increase to £20,000 pax from 13 March 2026.

RATES

The current Rateable Value of the property is £16,000 (2024).

VAT

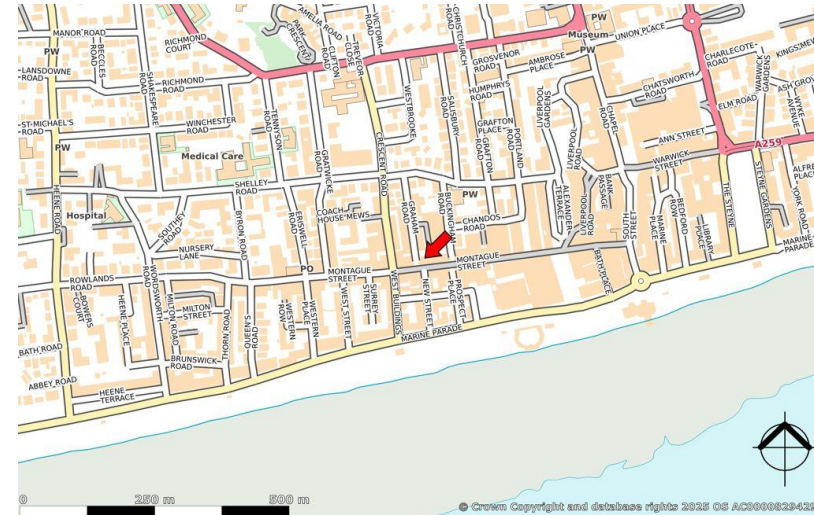
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

51-75 **C** 68 C



VIEWINGS –

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