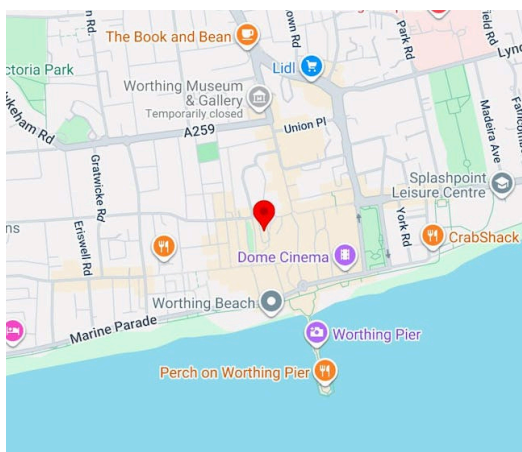




## Unit 7, Montague Centre, Worthing, BN11 1YJ

Retail To Let | £25,000 per annum exclusive of rates, VAT, service charge & all other outgoings | 1,520 sq ft

MODERN SHOP UNIT TO LET IN DESIRABLE WORTHING TOWN CENTRE SCHEME- Available December 2026



## Description

Comprising a modern ground floor retail unit with good ceiling height. The landlord is exploring the possibility of being able to have external extraction.

## Location

The property is situated in a central point in the Montague Quarter Shopping Centre located in Worthing Town Centre close to the seafront. Other nearby occupiers include McDonalds, Costa, Nando's, TK Maxx & Marks & Spencer.

## Accommodation

Name	sq ft	sq m
Ground - Retail	1,520	141.21
<b>Total</b>	<b>1,520</b>	<b>141.21</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years, with rent reviews at appropriate intervals. A rent deposit will be required subject to status. Available December 2026

## AML

Incoming tenants will be required to provide ID & Proof of address along with company structure where required to comply with AML regulations. Where a company this rule will apply to any shareholders with in excess of a 20% holding in the company.



## Summary

- Rent: £25,000 per annum exclusive of rates, VAT, service charge & all other outgoings
- Business rates: £7,544.50 per annum Based on the 2026 valuation from April.
- Service charge: A service charge will be payable based on a fair proportion of expenditure.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (84)
- Lease: New Lease
- Terms: minimum term of 5 years

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings



Max Pollock  
01273 672999 | 07764 794936  
max@eightfold.agency



James Hawley  
01273 672999 | 07935 901 877  
james@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



# Energy performance certificate (EPC)

UNIT 7 THE MONTAGUE CENTRE LIVERPOOL ROAD WORTHING CENTRAL WORTHING BN11 1YJ	Energy rating <b>D</b>	Valid until: <b>27 July 2031</b>
		Certificate number: <b>5732-4645-4270-6540-6561</b>

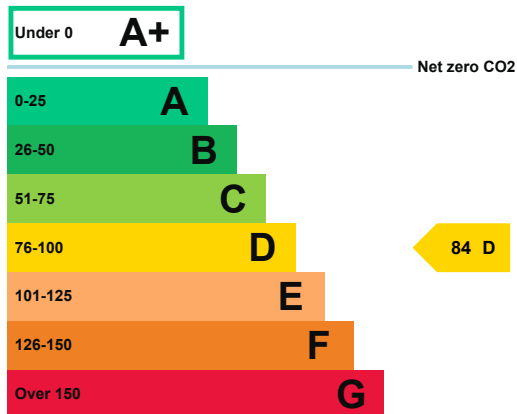
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	204 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>33 B</b>
If typical of the existing stock	<b>97 D</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	115.1
Primary energy use (kWh/m2 per year)	681

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1630-2476-0148-0000-7440\)](/energy-certificate/1630-2476-0148-0000-7440).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Doug Whiffen
Telephone	02476 233144
Email	<a href="mailto:doug.whiffen@wensleylawz.com">doug.whiffen@wensleylawz.com</a>

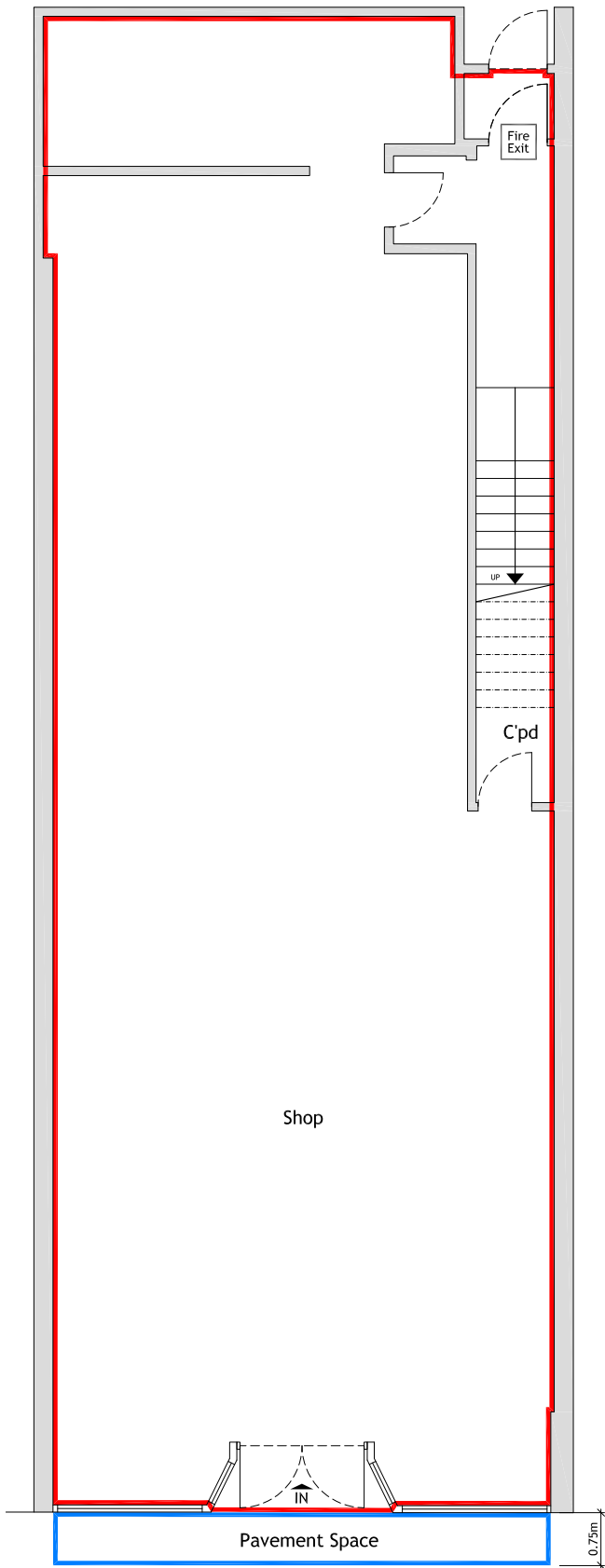
### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007512
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

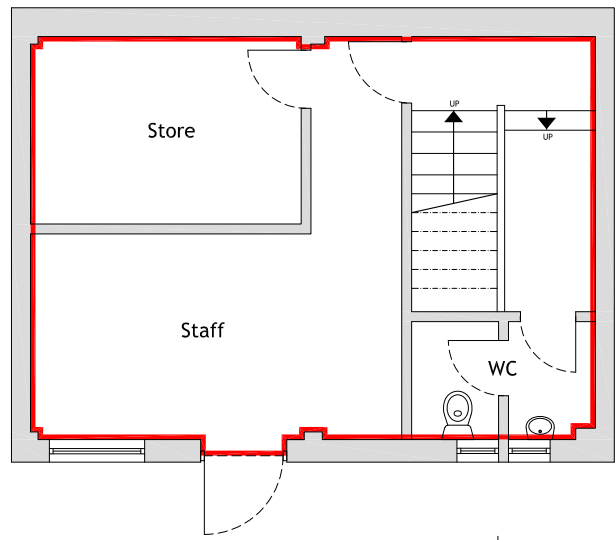
### About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 June 2021
Date of certificate	28 July 2021

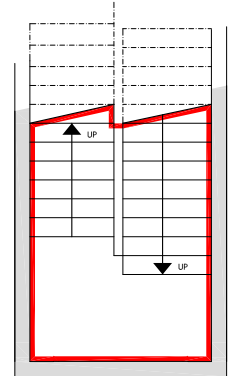


### +00 Ground Floor Plan

Scale in Metres 1:100

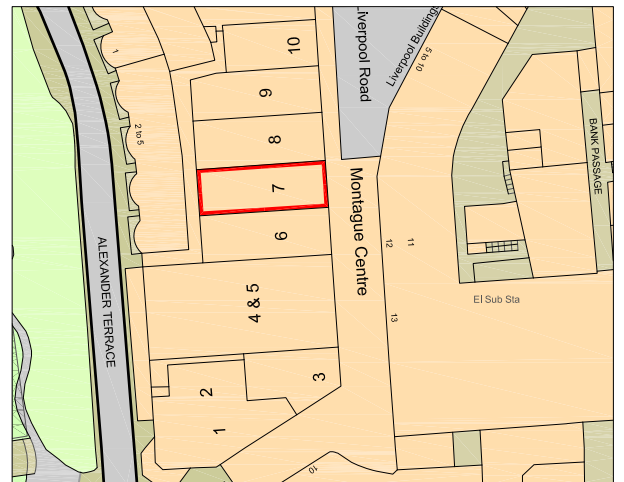
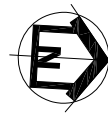


### +01 First Floor Plan



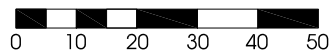
### +0.5 Half landing

Scale in Metres 1:100



### +0S Location Map 1:1250

Scale in Metres 1:1250



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**A4**  
page

Unit 7, Montague Centre, Liverpool Road, Worthing, BN11

