



A3 (RESTAURANTS AND CAFES) / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / SHOPPING CENTRE TO LET

UNIT 10, THE MONTAGUE QUARTER

Montague Centre, Worthing, BN11 1YJ

PRIME PURPOSE BUILT SHOP TO LET IN
WORTHING TOWN CENTRE WITHIN EXCITING
DEVELOPMENT

1,418 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	1,418 sq ft
Rent	£26,000.00 per annum exclusive of rates, service charge, VAT & all other outgoings
Rates Payable	£6,487 per annum April 2023 which may qualify for SBRR. In addition tenants may be entitled to the retail & leisure rate discount of up to 75% confirmed in the Autumn budget 2023.
Rateable Value	£13,000
Service Charge	A service charge will be payable based on a fair proportion of expenditure to the scheme
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Retail	1,019	94.67
1st - Storage/ office	399	37.07
Total	1,418	131.74

Description

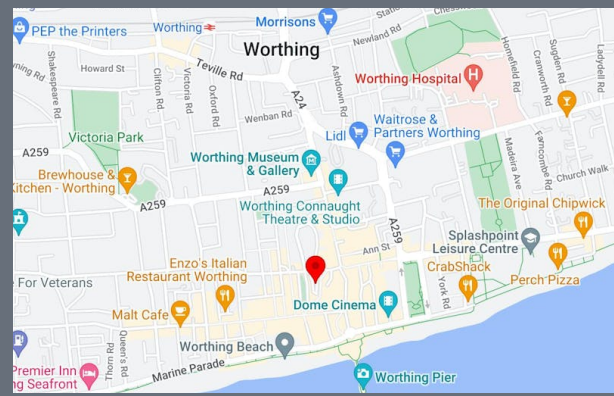
A well sized retail unit arranged over ground & first floors. The ground floor comprises retail space with a WC whilst a WC, Kitchen & office are located at 1st floor where deliveries can be received via a private gated delivery area.

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 McDonalds, Costa, Marks & Spencer, TK Maxx, HMV, Vision Express & Superdrug as well as exciting independent operators such as Tot City.

Terms

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



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

UNIT 10 THE MONTAGUE CENTRE LIVERPOOL ROAD WORTHING CENTRAL WORTHING BN11 1YJ	Energy rating <h2>C</h2>	Valid until: 27 July 2031 <hr/> Certificate number: 5608-6666-8556-2441-9326
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Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	158 square metres

Rules on letting this property

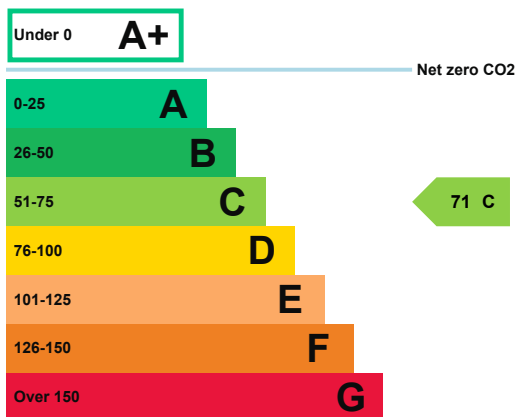
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

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

37 B

If typical of the existing stock

109 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	161.56
Primary energy use (kWh/m ² per year)	956

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3125-0915-7952-1874-6633\)](#).

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	doug.whiffen@wensleylawz.com

Contacting the accreditation scheme

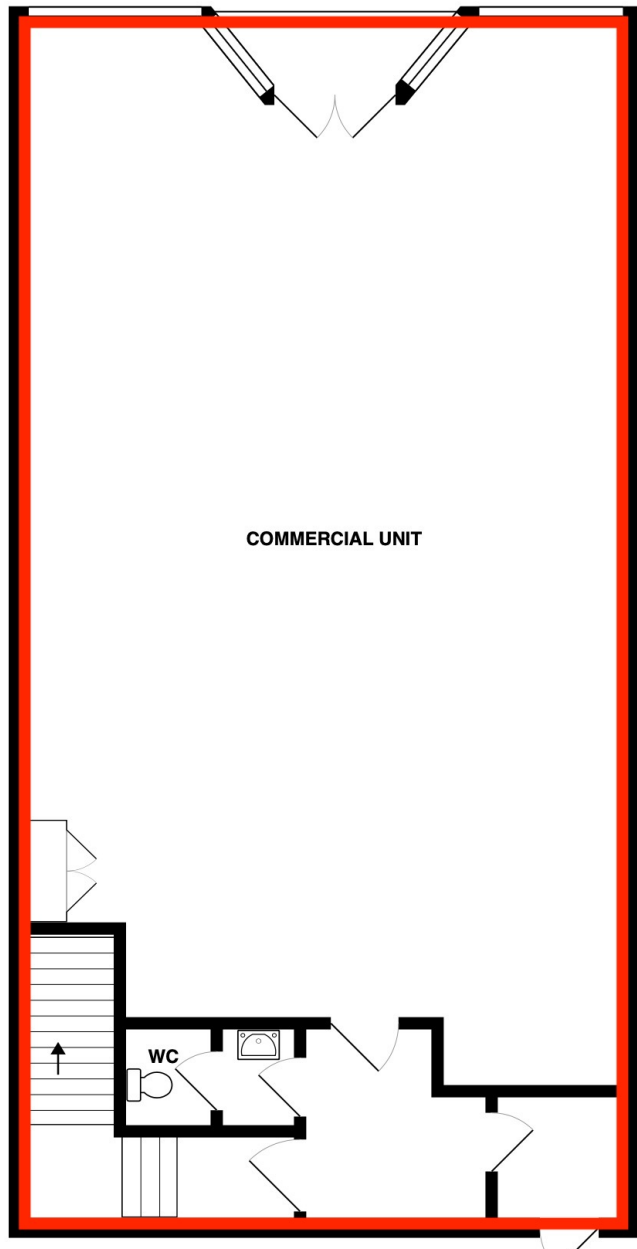
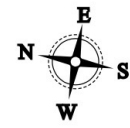
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007512
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

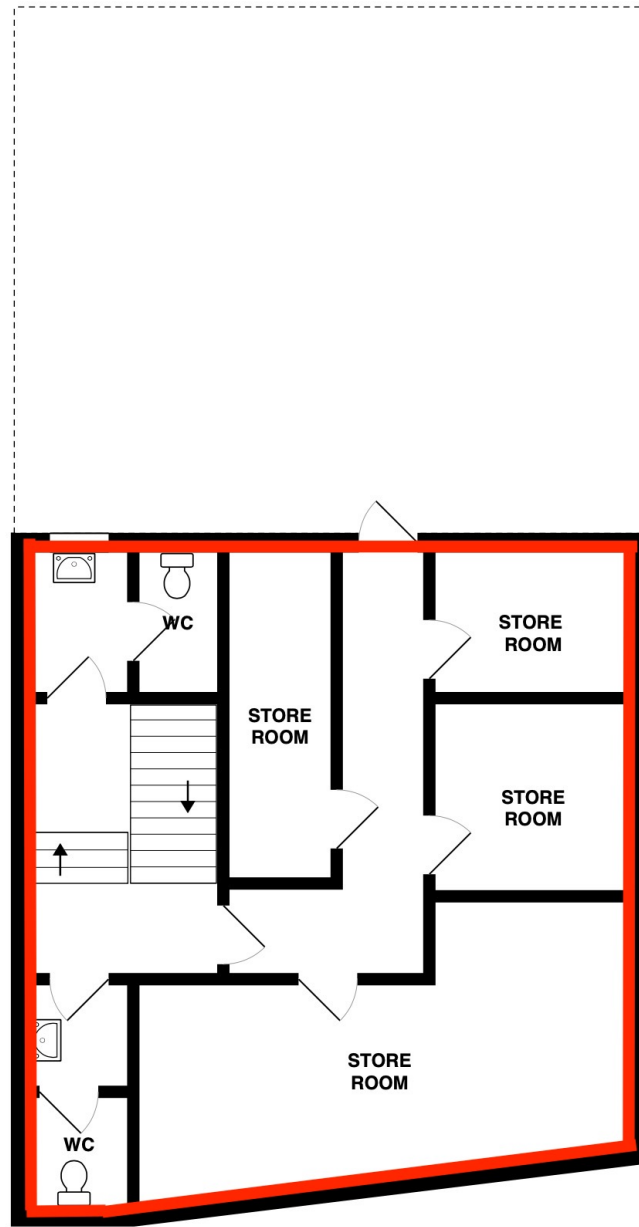
Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 June 2021
Date of certificate	28 July 2021

LIVERPOOL ROAD, MONTAGUE CENTRE



COMMERCIAL UNIT

GROUND FLOOR



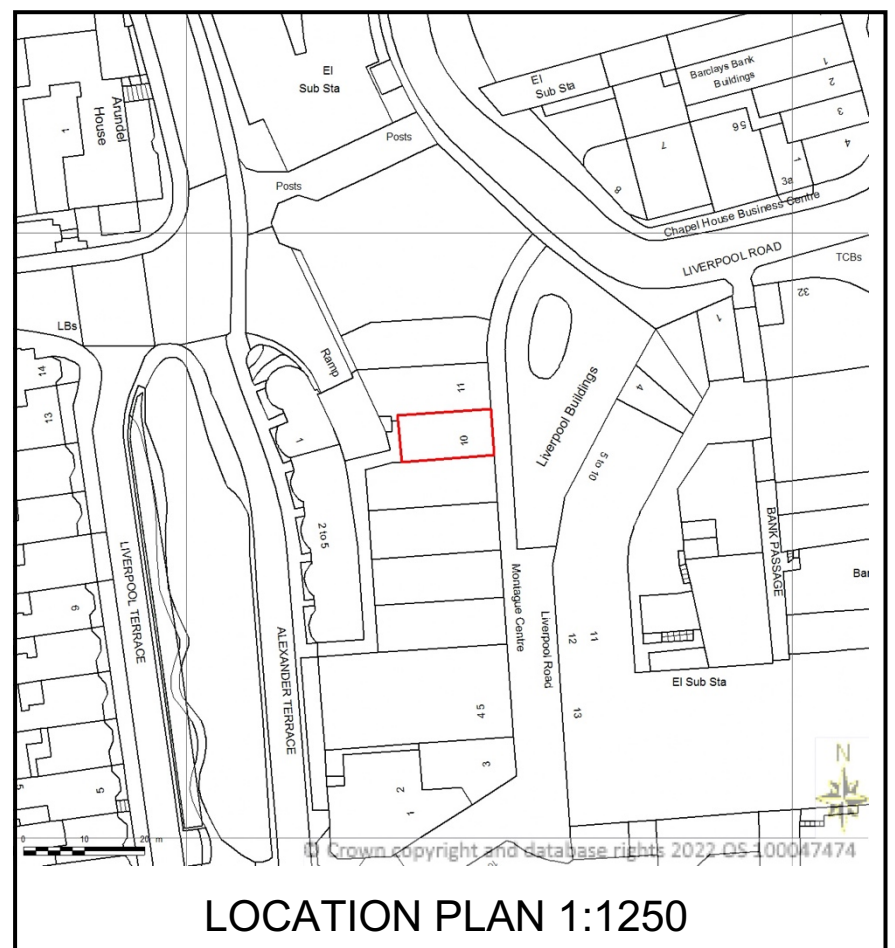
FIRST FLOOR



SCALE BAR

UNIT 10
MONTAGUE CENTRE
LIVERPOOL ROAD
WORTHING
BN11 1YJ

SCALE 1:100
SIZE : A3
LEASE PLAN



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LOCATION PLAN 1:1250

Unit 10, Montague Centre, Liverpool Road, Worthing, BN11

