



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
(131.74 sq m)

- Rent £26,000 PAX
- Well sized retail unit
- Town centre location
- Pedestrianised area
- Forming part of an exciting development

Unit 10, The Montague Quarter, Montague Centre, Worthing, BN11 1YJ

Summary

Available Size	1,418 sq ft
Rent	£26,000 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)

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.

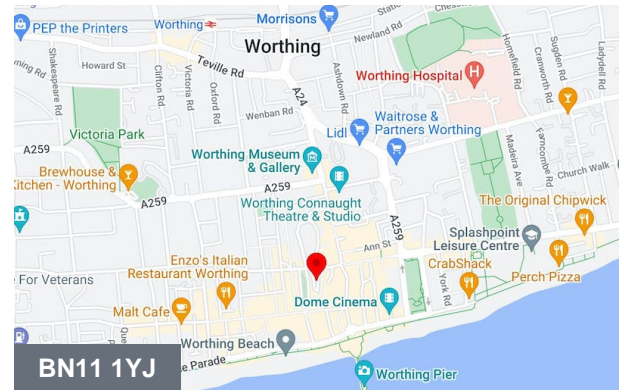
Accommodation

The accommodation comprises 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

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.



Viewing & Further Information



Max Pollock

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James Hawley

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Jack Bree

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Energy performance certificate (EPC)

UNIT 10 THE MONTAGUE CENTRE LIVERPOOL ROAD WORTHING CENTRAL WORTHING BN11 1YJ	Energy rating C	Valid until: 27 July 2031 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

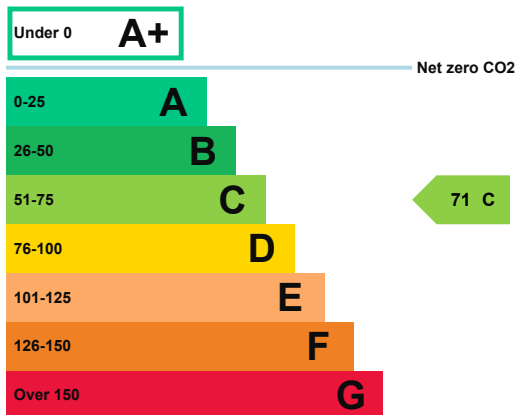
Properties can be let if they have an energy rating from A+ to E.

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

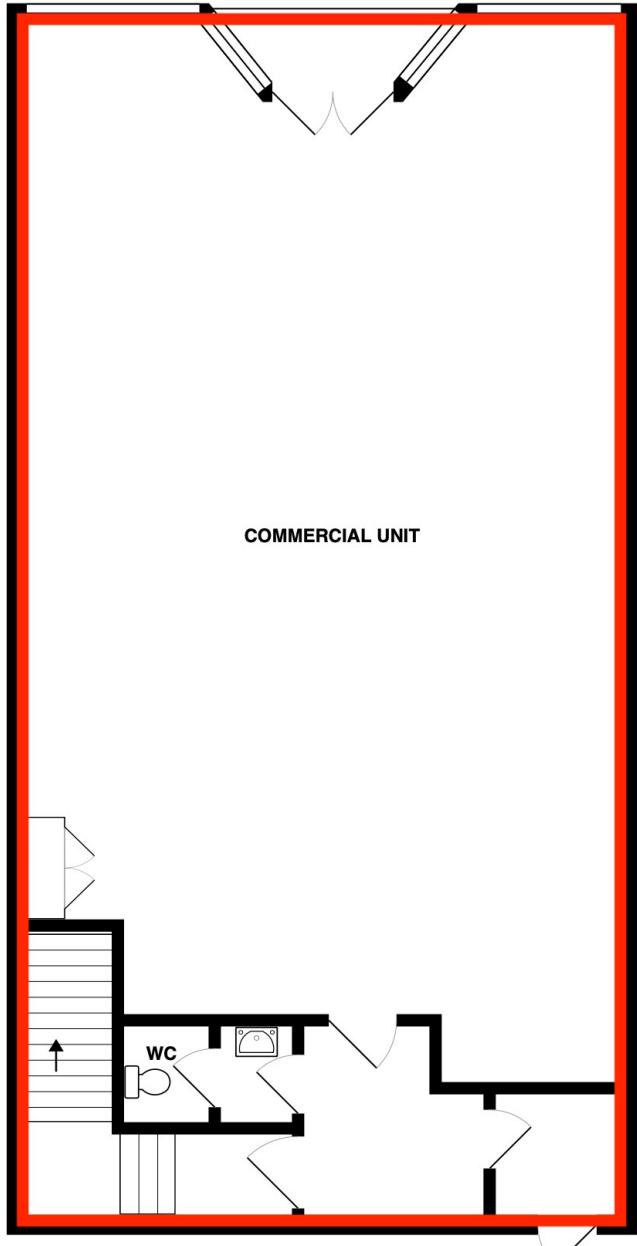
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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

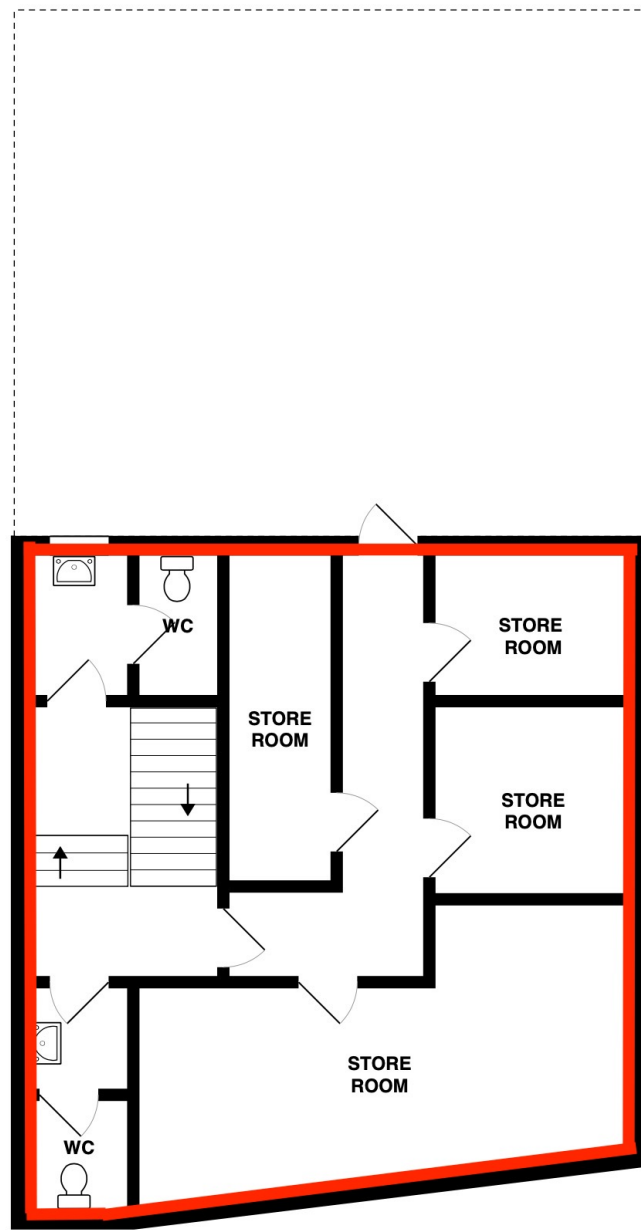
LIVERPOOL ROAD, MONTAGUE CENTRE



COMMERCIAL UNIT

WC

GROUND FLOOR



WC

STORE ROOM

STORE ROOM

STORE ROOM

STORE ROOM

WC

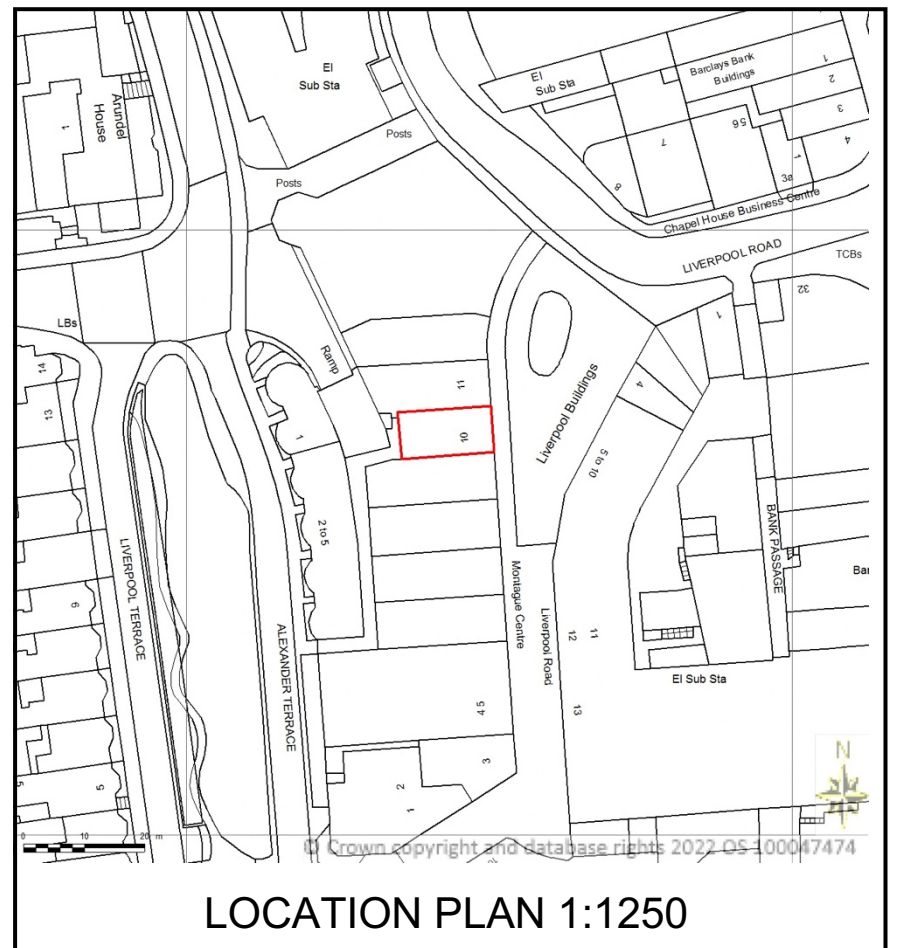
FIRST FLOOR



SCALE BAR

UNIT 10
MONTAGUE CENTRE
LIVERPOOL ROAD
WORTHING
BN11 1YJ

SCALE 1:100
SIZE : A3
LEASE PLAN



LOCATION PLAN 1:1250

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

