



SUBSTANTIAL CLASS E PROPERTY TO LET

Ground Floor

105-109 Montague Street, Worthing, BN11 3BP

**EXTENSIVELY
REFURBISHED GROUND
FLOOR SPACE TO LET**

6,035 sq ft
(560.67 sq m)

- RENT- £80,000 PAX
- EXTENSIVELY REFURBISHED BUILDING
- PROMINENT TOWN CENTRE LOCATION
- CURRENTLY OCCUPIED BY DWP
- AVAILABLE APRIL 2024

Ground Floor, 105-109 Montague Street, Worthing, BN11 3BP

Summary

Available Size	6,035 sq ft
Rent	£80,000 per annum exclusive of rates, VAT & all other outgoings
Business Rates	TBA
Service Charge	A service charge will be put in place if a lease of the ground floor only is taken.
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (83)

Description

Comprising a prominent ground floor retail unit with parking/ loading to the rear. The building was the subject of an extensive refurbishment in 2021 which we understand cost in excess of £2.5 million. The ground & first floor are arranged a predominately open plan office space with a number of separate offices & welfare space. The property is suitable for another office user, however could be suitable for leisure, retail, restaurant or a variety of other uses subject to required consents.

Location

The subject property is located on the southern side of Montague Street, Worthing's main shopping thoroughfare, surrounded by a variety of high street occupiers including The Body Shop, Greggs, O2, Yours & Millets. The seafront is 100m to the south whilst several community amenities such as AMF bowling, Lido and the well-known Worthing Pier are all only a short walk away. Worthing is a large seaside town in West Sussex located on the south coast 11 miles (18km) west of Brighton, 20 miles (32 km) east of Chichester and 60 miles (96.5 km) south of London. The town is affluent with a growing residential population in excess of 100,000 and an annual footfall of 5.5 million.

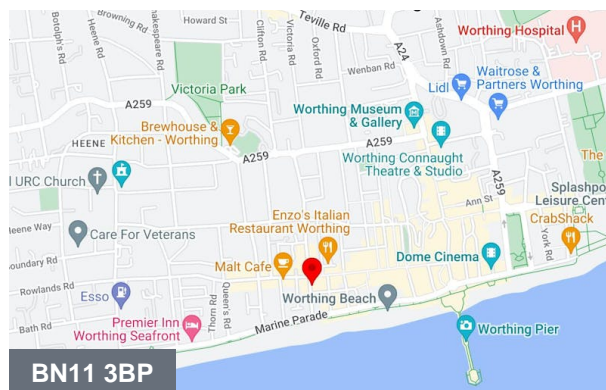
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent
Ground	6,035	560.67	£80,000 per annum exclusive of rates VAT & all other outgoings
Total	6,035	560.67	

Terms

The property is available by way of a new full repairing & insuring lease for a minimum term of 5 years either as a whole or alternatively our client may consider splitting the ground floor from the upper floors & letting separately. Subject to status a rent deposit may be required. The property should be available from the 16th of April 2024.



Viewing & Further Information



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Energy performance certificate (EPC)

DWP OFFICES
105-109 MONTAGUE STREET
WORTHING
BN11 3BP

Energy rating

B

Valid until: **5 September 2031**

Certificate number: **8374-8492-3521-1579-2934**

Property type

B1 Offices and Workshop businesses

Total floor area

1,156 square metres

Rules on letting this property

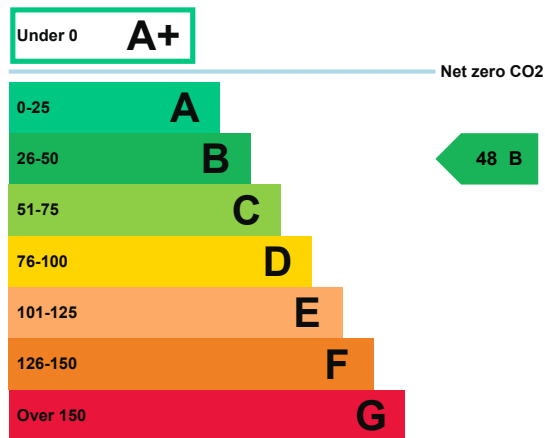
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is B.

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.



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	Louis Tsakistras BSc (Hons), DipNDEA L3 L4
Telephone	02084074084
Email	info@tagepc.co.uk

Contacting the accreditation scheme

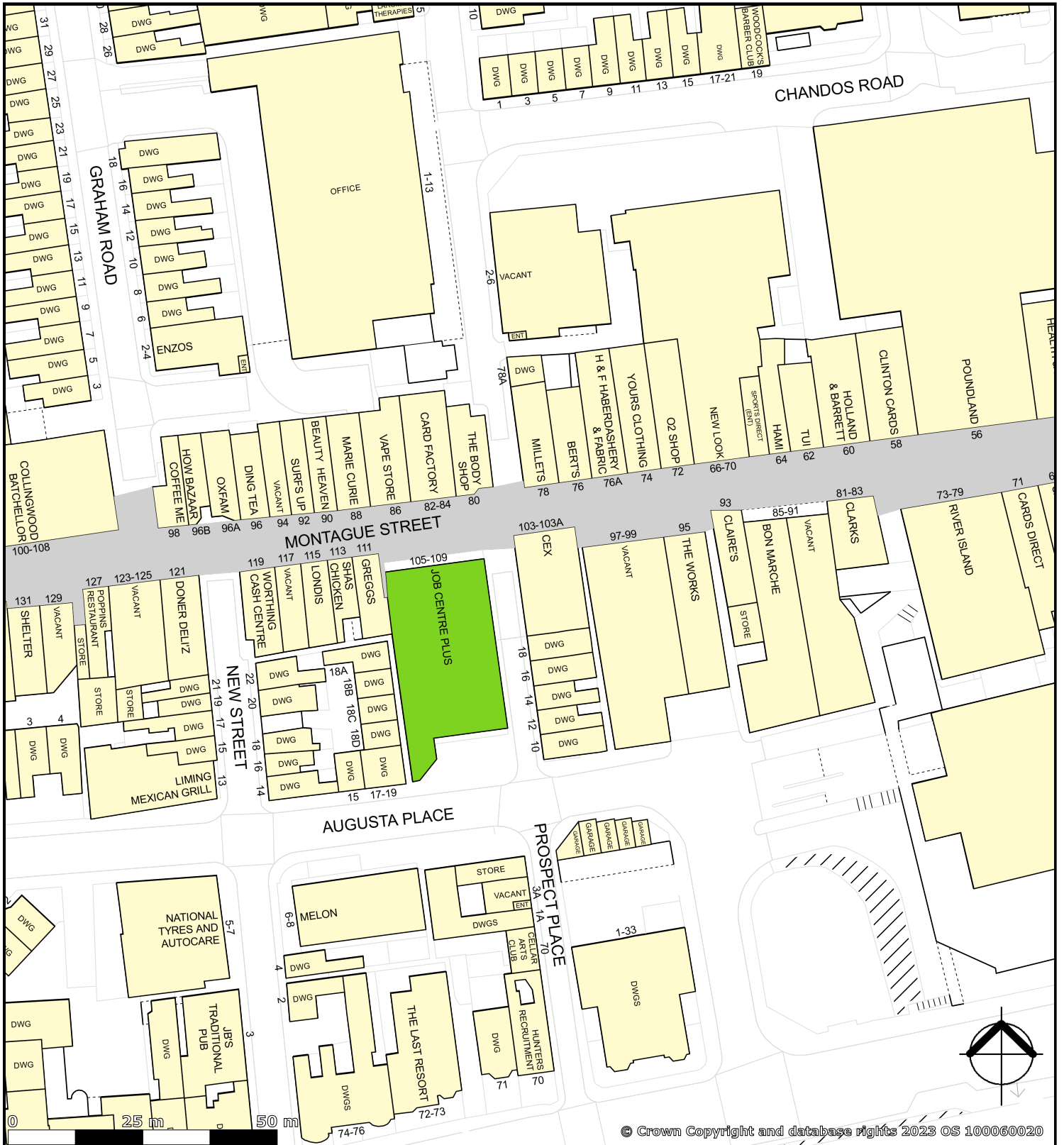
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO034808
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Trinity Alexander Group
Employer address	15 Whitehall, Westminster, London SW1A 2DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 August 2021
Date of certificate	6 September 2021

105-109 Montague Street Worthing



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