



A3 (RESTAURANTS AND CAFES) / DEVELOPMENT / HEALTHCARE / INVESTMENT / LEISURE / OFFICE / OTHER / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN FOR SALE

## 11 MONTAGUE PLACE

Worthing, BN11 3BC

IMPRESSIVE 5 STOREY GRADE II LISTED BUILDING  
WITH DEVELOPMENT POTENTIAL (STPC) FOR SALE

3,173 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	3,173 sq ft
<b>Price</b>	Offers in excess of £400,000.00
<b>Rates Payable</b>	£9,231.50 per sq ft
<b>Rateable Value</b>	£18,500
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The purchaser to provide the vendor an undertaking for legal costs of £2000 plus VAT prior to papers being issued. In the event of completion of the purchase this won't be payable however if the matter proves abortive for any reason the undertaking will be used.
<b>EPC Rating</b>	D (100)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	281	26.11
Upper Ground	573	53.23
Lower Ground	597	55.46
1st	452	41.99
2nd	452	41.99
3rd	441	40.97
4th	377	35.02
<b>Total</b>	<b>3,173</b>	<b>294.77</b>

## Description

A very attractive Grade II listed property arranged from lower ground to 4th floors including an upper ground floor level. The property has been used for a number of years as hairdressing salon with an academy however could be suitable for a variety of uses subject to the required consents being obtained. Our

## Location

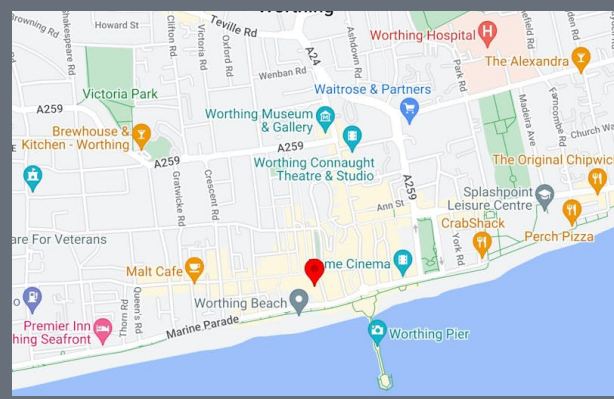
Worthing is a delightful seafront town located to the west of Brighton & the east of Chichester on the Sussex Coast. The property is situated on the western side of Montague Place which runs from Montague Street to Worthing seafront. Nearby occupiers include Costa, Pandora, H&M, Pret, Trespass & Waterstones.

## Terms

Offers are invited in excess of £400,000 for the freehold interest with the benefit of full vacant possession.

## Viewings

A number of block viewings will be arranged to inspect the property. Please contact our office for confirmation of dates.



## Get in touch

**Max Pollock**

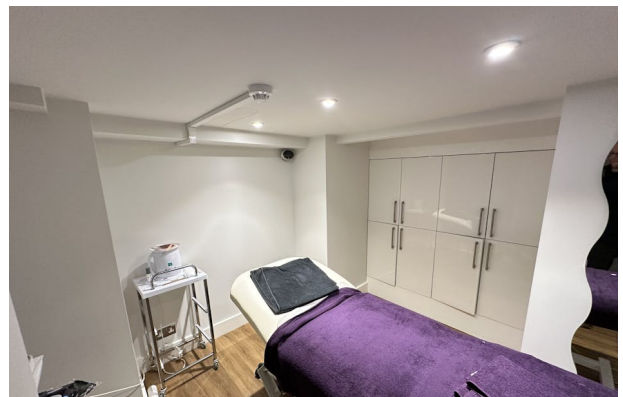
01273 672999 | 07764 794936  
max@eightfold.agency

**Rupert Burstow**

01273 672999 | 07970826515  
rupert@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/05/2024.



# Energy performance certificate (EPC)

11 Montague Place  
WORTHING  
BN11 3BG

Energy rating

**D**

Valid until: **9 May 2034**

Certificate number: **9089-6234-8342-0574-3606**

Property type **Retail/Financial and Professional Services**

Total floor area **380 square metres**

## Rules on letting this property

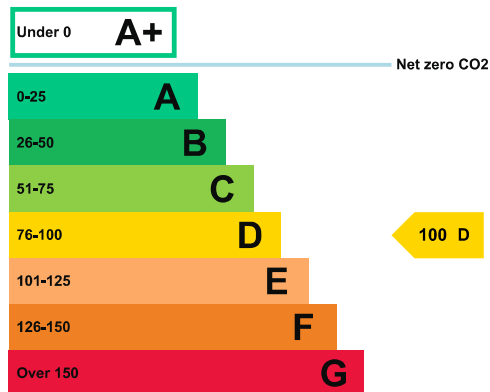
Properties can be let if they have an energy rating from A+ to E.

## 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

20 A

If typical of the existing stock

79 D

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## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	23.27
Primary energy use (kWh/m <sup>2</sup> per year)	166

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0749-8233-6444-8059-2600\)](/energy-certificate/0749-8233-6444-8059-2600).

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## 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	Joe Panther
Telephone	0800 170 1201
Email	<a href="mailto:joe.p@easyepc.org">joe.p@easyepc.org</a>

### Contacting the accreditation scheme

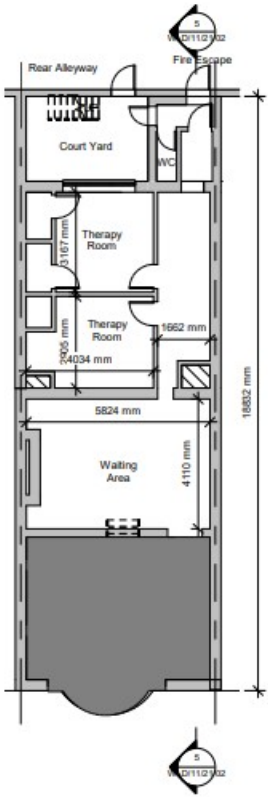
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210143
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

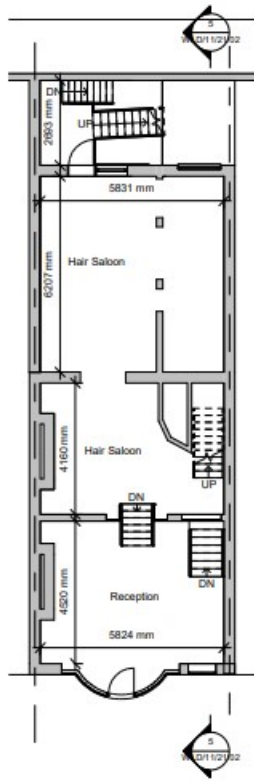
### About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 April 2024
Date of certificate	10 May 2024

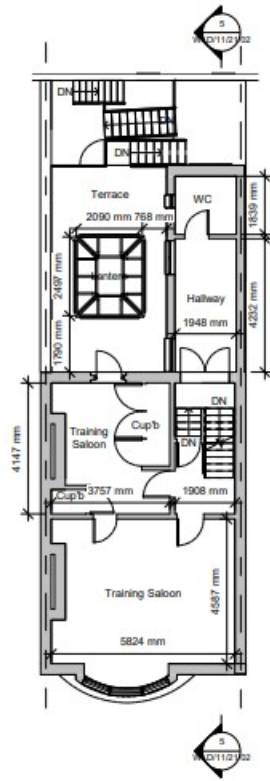
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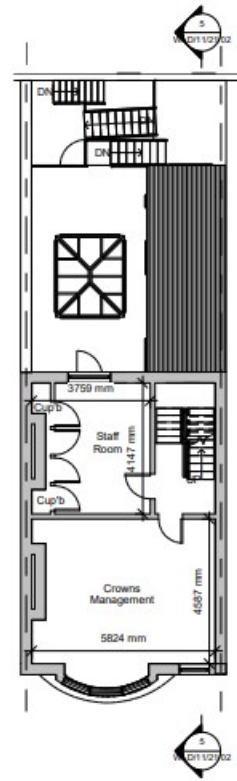
1 **Basement**  
1 : 100



2 **Ground Floor**  
1 : 100



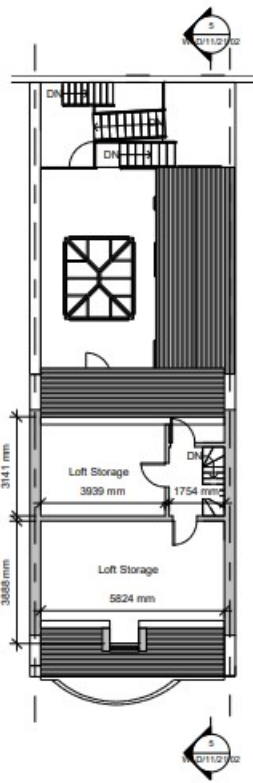
3 **First Floor**  
1 : 100



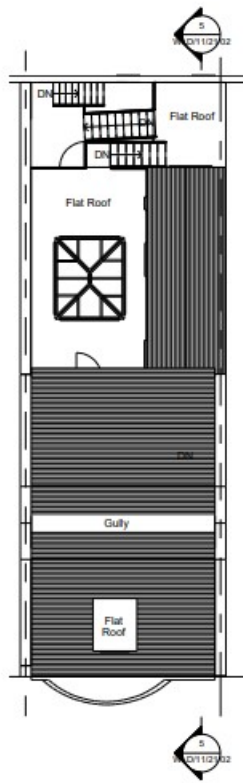
4 **Second Floor**  
1 : 100



5 **Third Floor**  
1 : 100



**6** Loft Level  
1 : 100



**7** Roof Plan  
1 : 100



11 Montague Place, Worthing, BN11

