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TO LET

RETAIL – 3,188 SQ FT (296.17 SQ M)

Arranged Over Ground & First Floors

82-84 Montague Street, Worthing, West Sussex, BN11 3HF

DESCRIPTION

A mid-terrace building arranged over ground and first floors in pedestrianised Montague Street. Internally, the unit is open plan on the ground floor with further open plan space at 1st floor level. The unit is suitable for a number of uses under Use Class E.

LOCATION

A popular coastal town of Worthing is an affluent and thriving regional retail centre and is situated between Brighton and Chichester. The unit is situated within the western section of Montague Street, a prime pedestrian thoroughfare of the town on its north side with nearby occupiers including Greggs, The Body Shop and Collingwood Batchelor.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Sales	1,565	145.39
First Floor Ancillary	1,623	150.78
TOTAL	3,188	296.17

AMENITIES / OPPORTUNITY

- Prominent & extremely visible position
- Pedestrianised thoroughfare
- Separate male & female WC facilities
- Rear access
- Open plan layout

RENT

£35,000 PAX

TERMS

A new full repairing and insuring lease is available for a term to be agreed.

RATES

The April 2023 Rateable Value of the property is £35,500.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

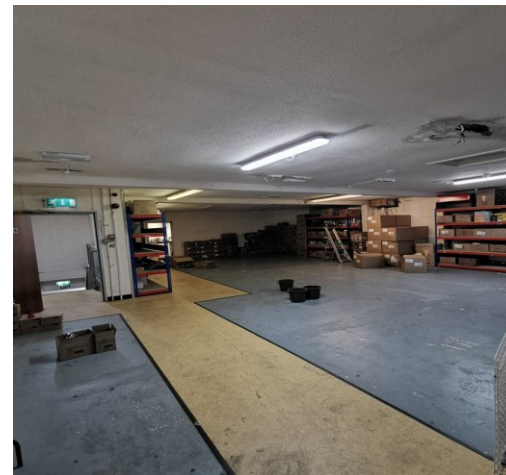
Each party is to be responsible for their own legal fees.

EPC

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VIEWINGS –

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