



**TO LET**

**LEISURE/RETAIL – 13,584 - 16,684 SQ FT (1,261.95 - 1,549.94 SQ M)**

**First Floor 56 Montague Street, Worthing, West Sussex, BN11 3HE**

## DESCRIPTION

An exciting leisure/cinema/gym opportunity in the heart of Worthing town centre. The space, which will have its own entrance created leading to the first floor, occupies a position directly above Poundland.

## LOCATION

The premises are situated within the western section of Montague Street within the prime pedestrian thoroughfare of the town on its south side of nearby occupiers including Sports Direct, New Look and Tui.

## PROPOSED ACCOMMODATION

	SQ FT	SQ M
First Floor with entrance from Chandos Road	13,584	1,262

## OR

	SQ FT	SQ M
First Floor with entrance from Montague Street (Option 2)	16,684	1,550

## AMENITIES / OPPORTUNITY

- Prime location
- Easily accessed from a pedestrian thoroughfare
- Ample floor to ceiling height
- Three phase electricity
- WC facilities

## LEASE

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

## RENT

On application

## RATES

To be reassessed.

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

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

## EPC

An EPC is being prepared and will be available shortly.

## CAD DRAWINGS

Available on request.



**VIEWINGS – 01903 229200**

**Duncan Marsh**

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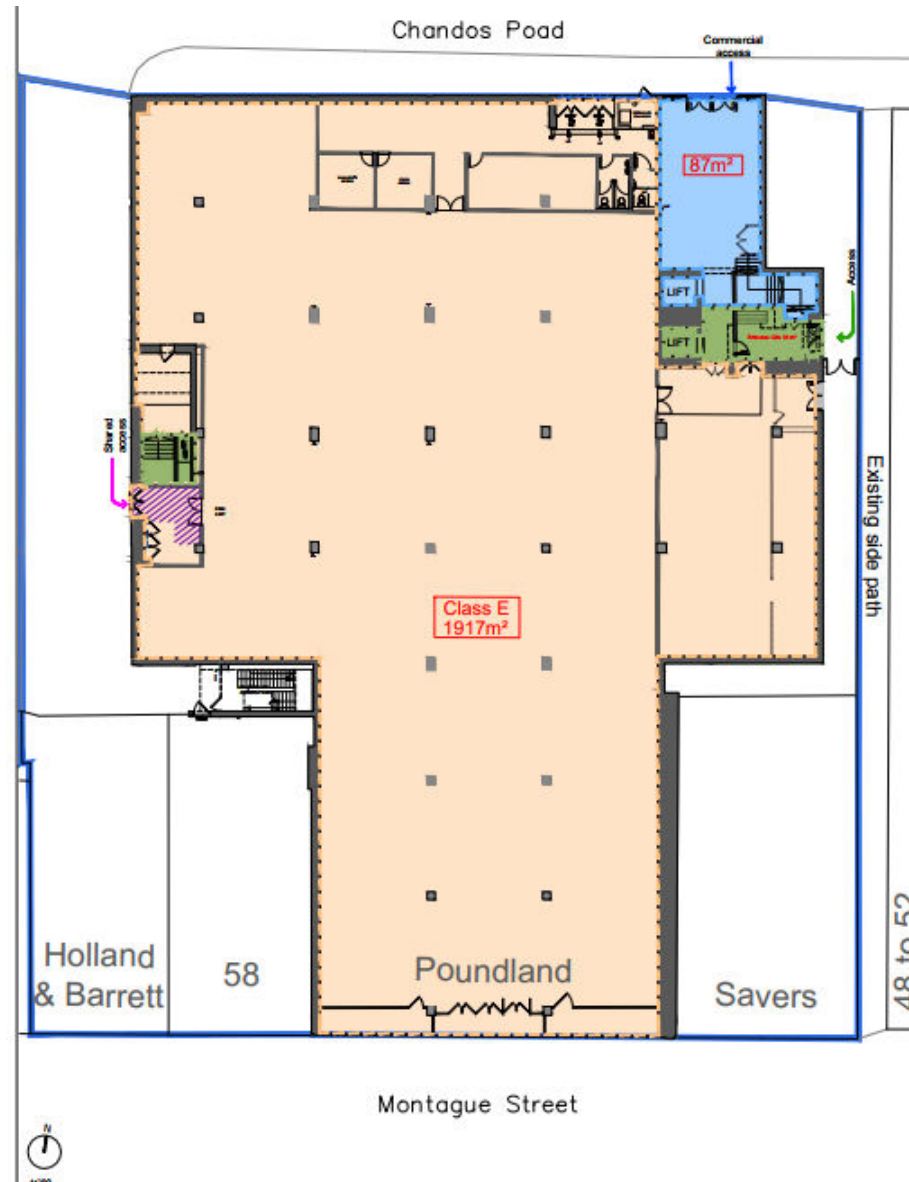


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**MAKING  
PROPERTY  
WORK**



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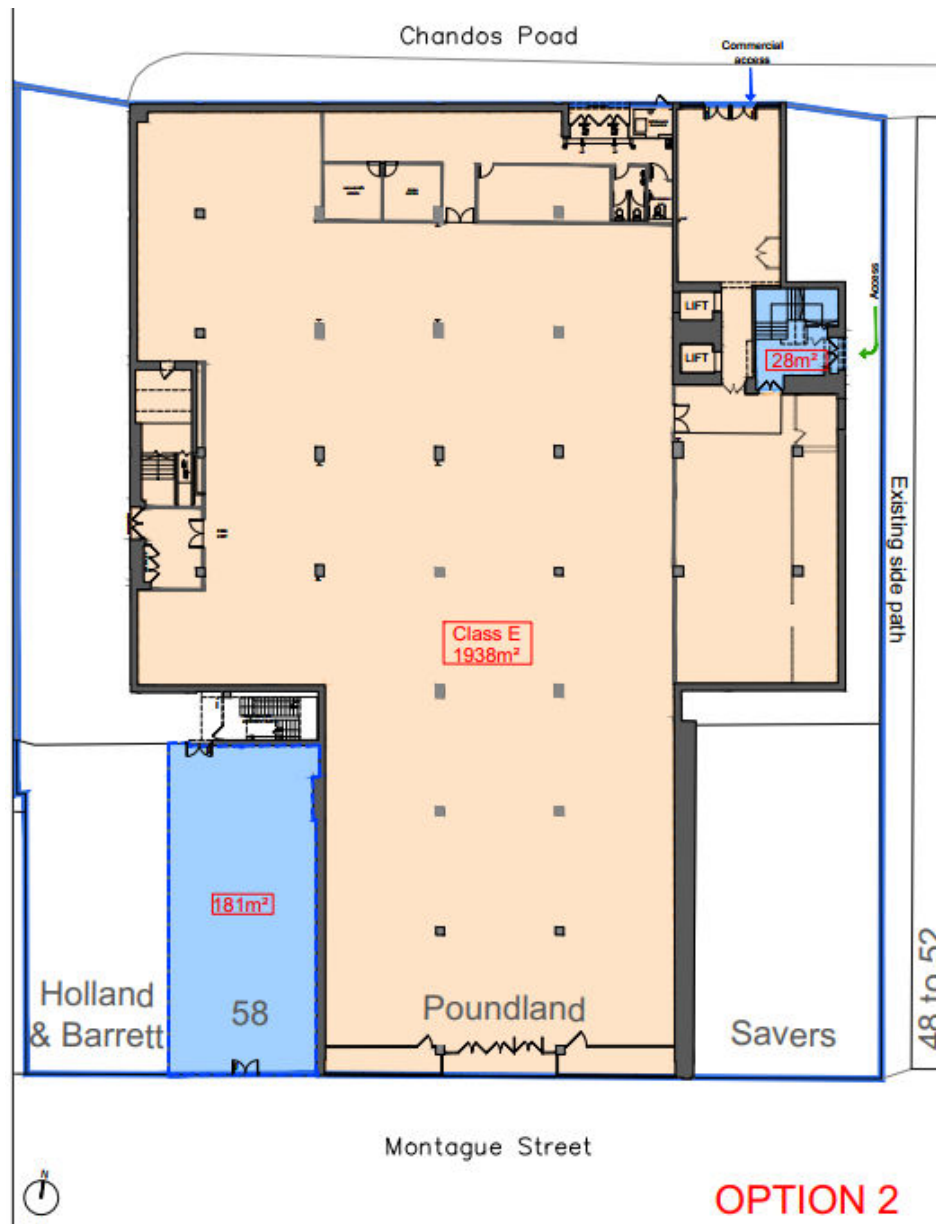
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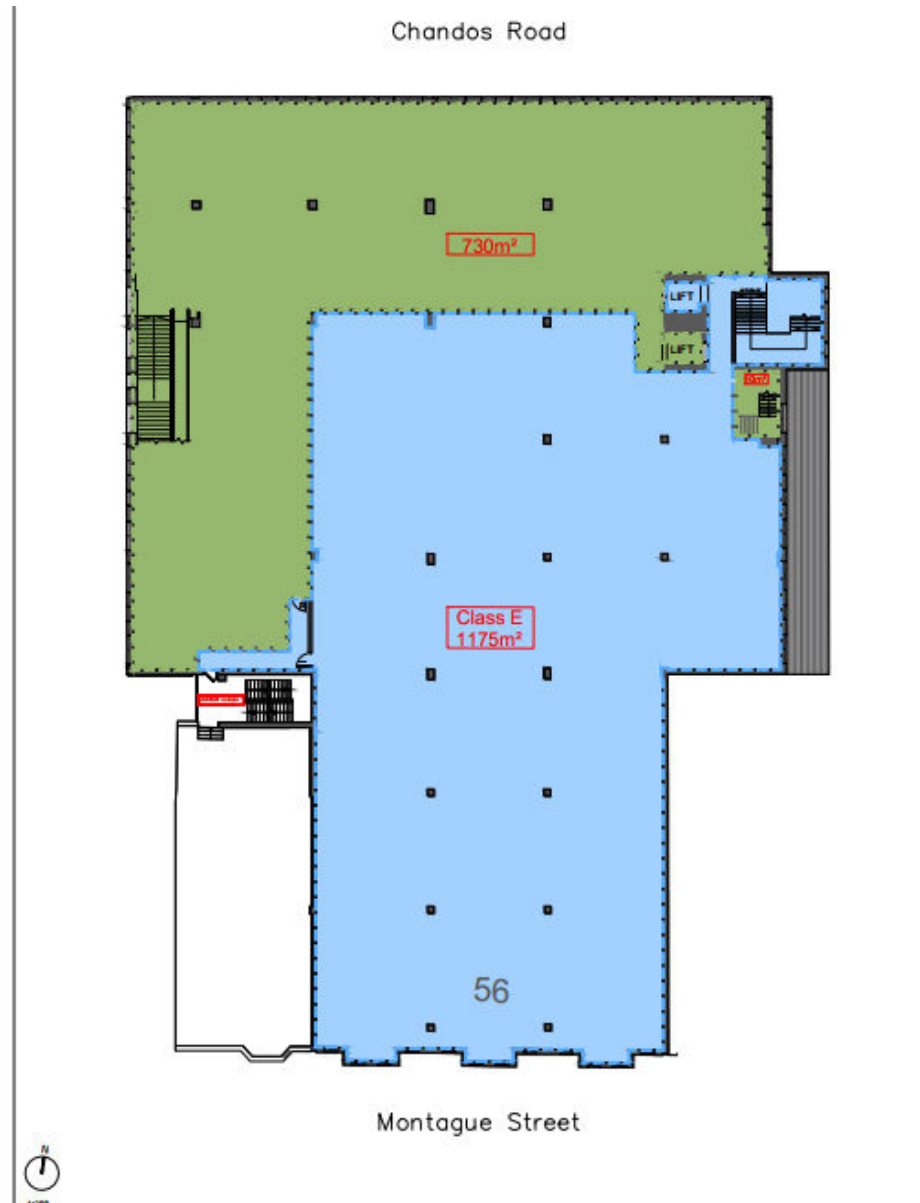
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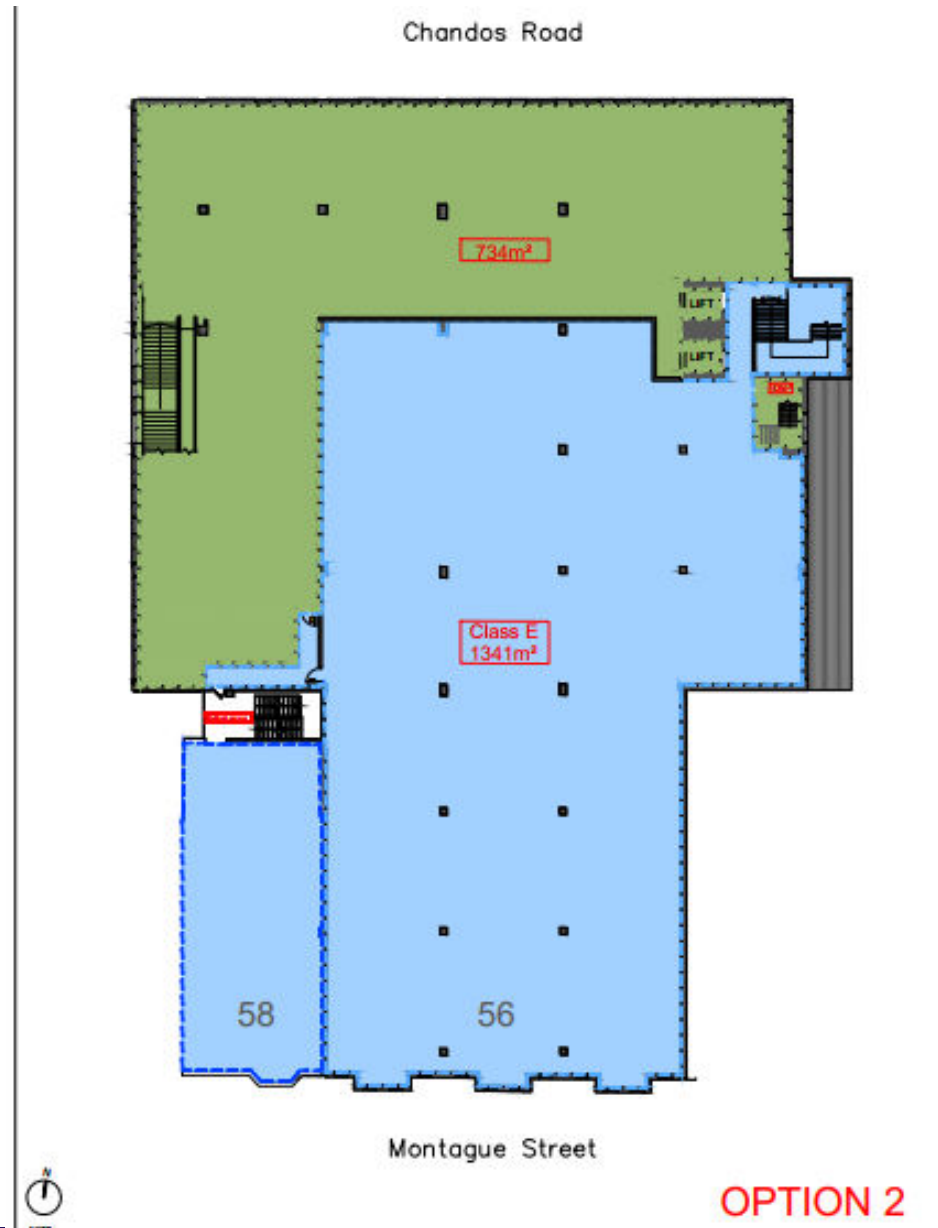
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