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TO LET

RETAIL – 2,698 SQ FT (250.64 SQ M)
30 Montague Street, Worthing, West Sussex, BN11 3HA

LOCATION

An exciting opportunity has arisen to lease this excellently positioned retail premises on one of the main pedestrian thoroughfares. The premises are located in the heart of Worthing Town Centre between Waterstones & Vision Express. Opposite are H&M and Mountain Warehouse. The Montague Centre is close by as is Marks & Spencer, Superdrug, Boots, Costa to name a few. Montague Street is the main retailing thoroughfare of Worthing one street to the north of the seafront.

DESCRIPTION

An extensive mid-terraced retail unit based over ground, first and second floors. The ground floor provides good open plan retailing space with suspended ceiling recessed lighting. The first and second floors used predominantly for storage. There are staff facilities on the second floor. The landlord is flexible in terms of a prospective occupier's use of the premises in line with Class Use E

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Retail Area	1,175	109.2
First Floor	1,060	98.4
Second Floor	463	43
TOTAL	2,698	250.64

AMENITIES / OPPORTUNITY

- Prime retail location
- WC Facilities
- Open plan retailing areas
- Suspended ceilings with LED lighting
- Roller shutter door
- A/C
- Staff area

RENT

£55,000 PAX

RATES

The new Rateable Value of the property from 1 April 2023 will be £34,000.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

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