



RETAIL / OFFICE

657 Sq Ft
(61 Sq M)

**RENT: From
£8,750 Per Annum**

Town Centre Three Storey Retail / Office Premises (May Split)

- + Situated 300 Yards From Worthing Seafront
- + Nearby Occupiers Include Collingwood Batchelor, Greggs, Body Shop, Co-Op & Gala Bingo
- + Suit Retail or Office Occupier
- + Low Overheads
- + Well Presented
- + Ready For Quick Occupation



Location

The property is situated towards the western end of Montague Street close to the junction with Crescent Road. Other occupiers within the immediate vicinity include bookmakers, furniture stores, Co-op convenience store and a plethora of independent retailers, restaurants and public houses. Worthing seafront is approximately 300 yards to the south where its popular promenade and pier can be found. Worthing has a population in excess of 105,000 and a catchment area of 250,000 and is located on the south coast approximately 11 miles to the west of the city of Brighton and 18 miles to the east of the cathedral city of Chichester. Worthing mainline railway station with its regular services along the south coast and north to London is located approximately 1.2 miles to the north.

Description

The property comprises of a ground, first and second floor retail / office premises situated in the heart of Worthing town centre. The premises has a front sales area largely of open plan nature benefitting from laminate flooring, night storage heating (not tested), spotlighting and ample electrical points. Internal staircase leads to first and second floor accommodation suitable for either office, retail or storage use. Historically the property has been utilised for retail and office use and would suit similar again. Please note the property is not suitable for food or drinking establishments.

Accommodation

	SQ FT	SQM
Ground Floor Retail / Office Area	270	25
First Floor Retail / Office Area	252	23
Second Floor Retail / Office Area	135	13
Total	657	61

Terms

The property is available on a new effective FR&I lease for a minimum term of 3 years. The landlord has produced a standard "in house" lease document and it is therefore felt that if desired quick occupation can be granted.

Business Rates

Business Rates According to the VOA (Valuation Office Agency) website the property has a Rateable Value of £5,400 and should therefore be eligible for small business rates relief. Interested parties are asked to contact Worthing Borough Council on 01903 221061 to ascertain what relief / exemption may be available to them.

Summary

- + **Rent** – (Yr 1): £8,750 Per Annum Exclusive, (Yr 2): £9,500 Per Annum Exclusive, (Yr 3): £10,250 Per Annum Exclusive
- + **VAT** – Not to be charged on the rent
- + **Legal Costs** – Each party to pay their own
- + **EPC** - TBC

Viewing & Further Information

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