



11 Montague Place

Worthing, BN11 3BG

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

3,173 sq ft
(294.78 sq m)

- OFFERS IN EXCESS OF £400,000
- GRADE II LISTED
- IMPRESSIVE BUILDING
- PEDESTRIANISED AREA
- SEAFRONT VIEWS
- FORMER HQ
- DEVELOPMENT POTENTIAL (STPC)

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Summary

Available Size	3,173 sq ft
Price	Offers in excess of £400,000.00
Rates Payable	£9,231.50 per sq ft
Rateable Value	£18,500
VAT	Not applicable
Legal Fees	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.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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.

Accommodation

The accommodation comprises the following areas:

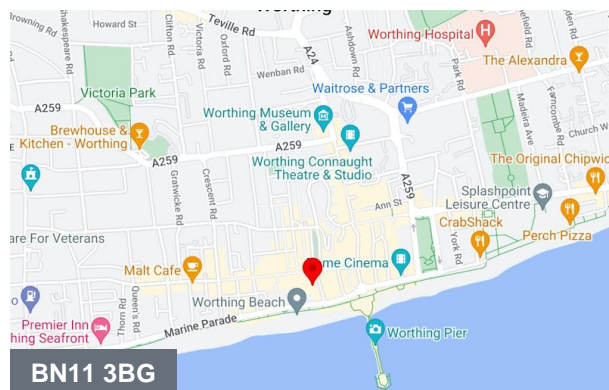
Name	sq ft	sq m
Ground	281	26.11
Upper Ground	573	53.23
Lower Ground	597	55.46
1st	452	41.99
2nd	452	41.99
3rd	441	40.97
4th	377	35.02
Total	3,173	294.77

Viewings

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

Terms

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



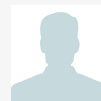
Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936

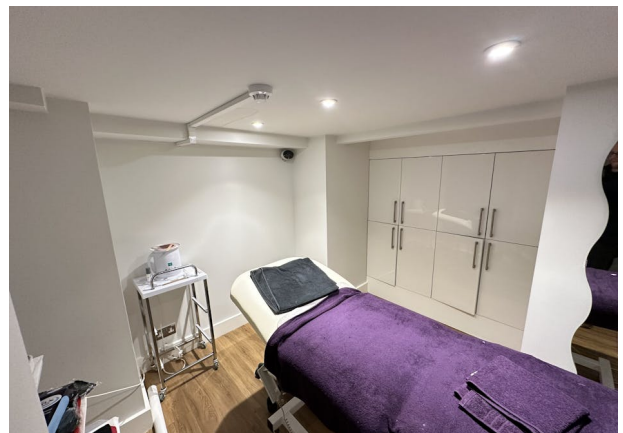
max@eightfold.agency



Rupert Burstow

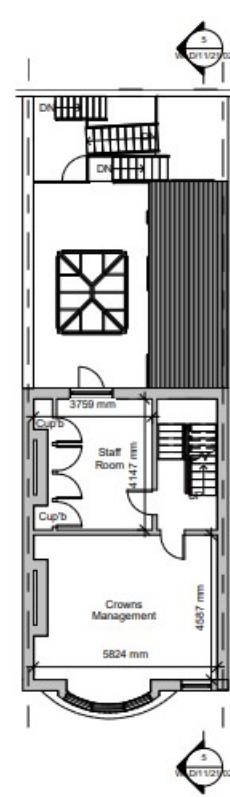
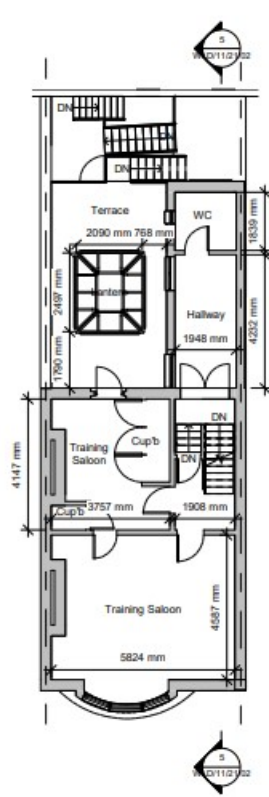
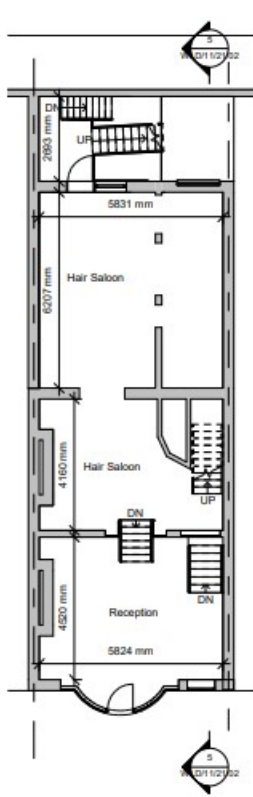
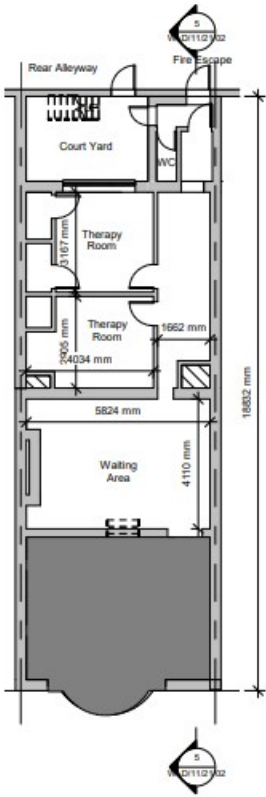
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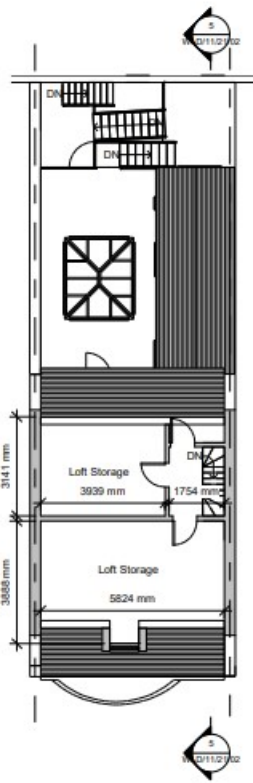
1 Basement
1 : 100

2 Ground Floor
1 : 100

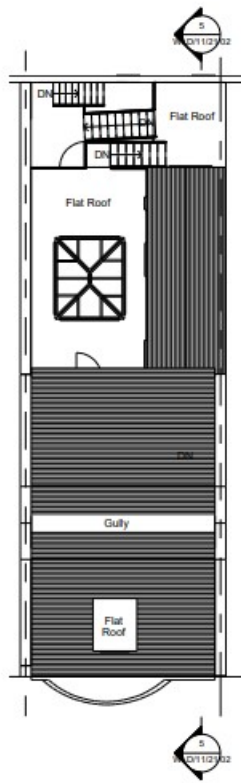
3 First Floor
1 : 100

4 Second Floor
1 : 100

5 Third Floor
1 : 100



6 Loft Level
1:100



7 Roof Plan
1:100

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