



RETAIL TO LET

## UNIT 7, MONTAGUE CENTRE

Worthing, BN11 1YJ

MODERN SHOP UNIT TO LET IN DESIRABLE  
WORTHING TOWN CENTRE SCHEME

1,520 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	1,520 sq ft
<b>Rent</b>	£25,000 per annum exclusive of rates, VAT, service charge & all other outgoings
<b>Rates Payable</b>	£7,110.75 per annum As the rateable value is below £15,000 it is possible to qualify for a small business rate relief discount
<b>Rateable Value</b>	£14,250
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of expenditure.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (84)

## Description

Comprising a modern ground floor retail unit with good ceiling height. The landlord is exploring the possibility of being able to have external extraction.

## Location

The property is situated in a central point in the Montague Quarter Shopping Centre located in Worthing Town Centre close to the seafront. Other nearby occupiers include McDonalds, Costa, Nando's, TK Maxx & Marks & Spencer.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	1,520	141.21
<b>Total</b>	<b>1,520</b>	<b>141.21</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years, with rent reviews at appropriate intervals. A rent deposit will be required subject to status.

## AML

Incoming tenants will be required to provide ID & Proof of address along with company structure where required to comply with AML regulations. Where a company this rule will apply to any shareholders with in excess of a 20% holding in the company.



## Get in touch

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01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

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james@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/12/2024



# Energy performance certificate (EPC)

UNIT 7 THE MONTAGUE CENTRE LIVERPOOL ROAD WORTHING CENTRAL WORTHING BN11 1YJ	Energy rating <b>D</b>	Valid until: <b>27 July 2031</b>
		Certificate number: <b>5732-4645-4270-6540-6561</b>

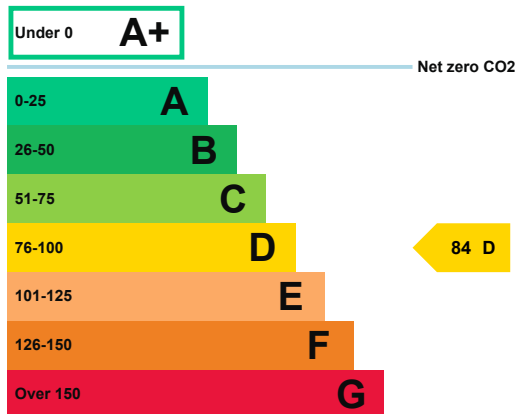
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	204 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>33 B</b>
If typical of the existing stock	<b>97 D</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	115.1
Primary energy use (kWh/m <sup>2</sup> per year)	681

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1630-2476-0148-0000-7440\)](/energy-certificate/1630-2476-0148-0000-7440).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Doug Whiffen
Telephone	02476 233144
Email	<a href="mailto:doug.whiffen@wensleylawz.com">doug.whiffen@wensleylawz.com</a>

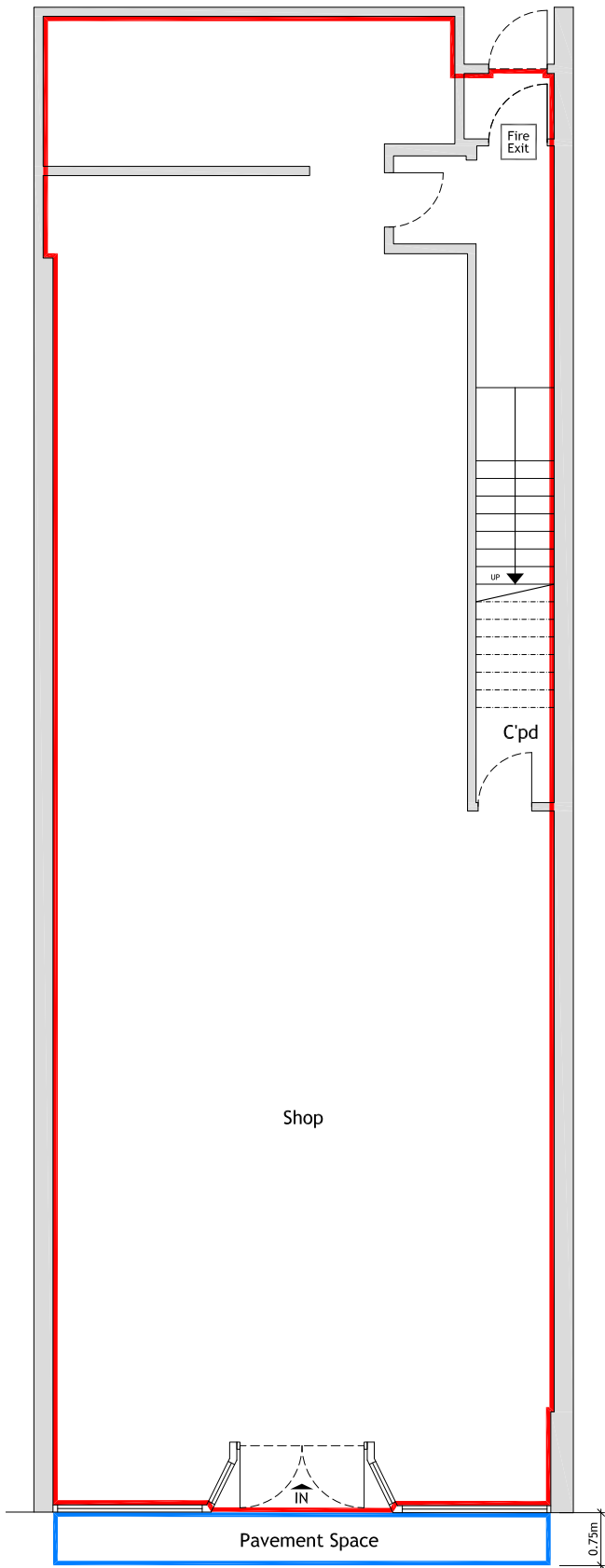
### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007512
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

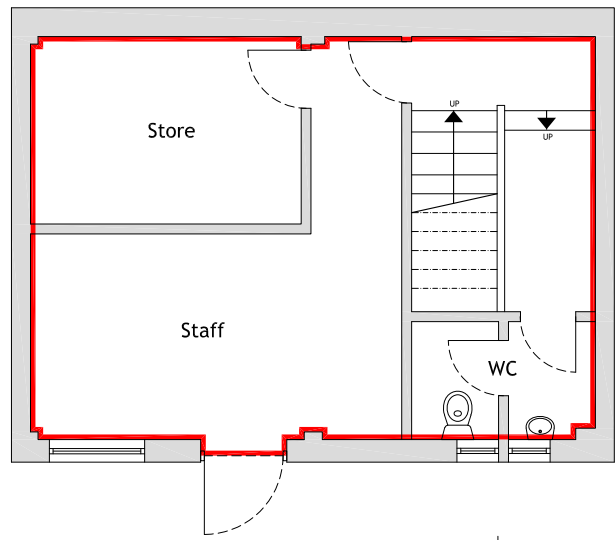
### About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 June 2021
Date of certificate	28 July 2021

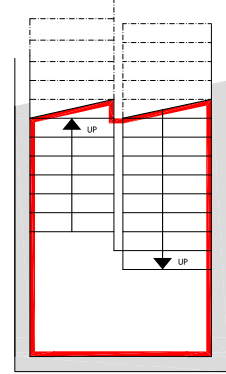


### +00 Ground Floor Plan

Scale in Metres 1:100

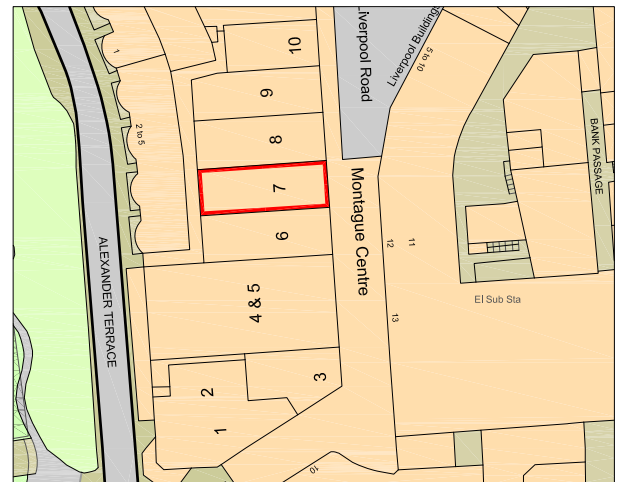


### +01 First Floor Plan



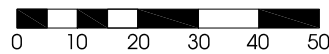
### +0.5 Half landing

Scale in Metres 1:100



### +0S Location Map 1:1250

Scale in Metres 1:1250



Unit 7, Montague Centre, Liverpool Road, Worthing, BN11

