



RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN / SHOPPING CENTRE TO LET

UNIT 13 MONTAGUE CENTRE

Worthing, BN11 1YJ

LARGE TOWN CENTRE STORE FORMING PARTY
OF SHOPPING SCHEME WITH IN A MIXED USE
DEVELOPMENT

8,000 SQ FT

Eightfold
property

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Summary

| | |
|-----------------------|--|
| Available Size | 8,000 sq ft |
| Rent | £120,000 per annum exclusive of rates, service charge, VAT & all other outgoings |
| Business Rates | To be re-valued |
| Service Charge | A service charge will be payable based on a fair proportion of expenditure to the scheme |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | B (39) |

Description

A well sized modern retail unit arranged over ground floor level, located within a desirable pedestrianised shopping scheme.

Location

Worthing is situated to the west of Brighton & Hove & to the east of Chichester. The property sits in a central position within the Montague Quarter linking Montague Street to South Street & Chapel Road in Worthing Town Centre. Nearby occupiers include Nando's, McDonalds, Costa, Marks & Spencer, HMV, Collinson's, Vision Express & Superdrug as well as exciting independent operators.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------------|--------------|---------------|
| Ground - Retail | 8,000 | 743.22 |
| Total | 8,000 | 743.22 |

Terms

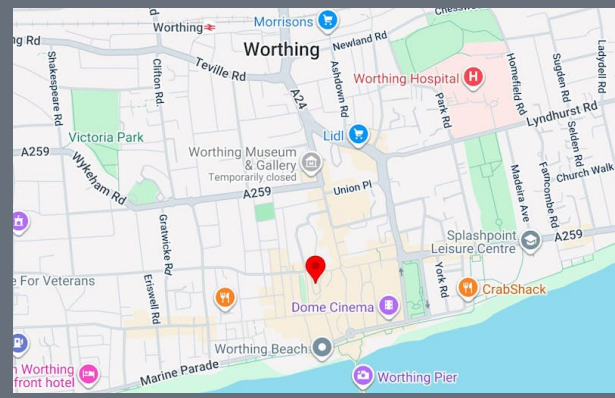
Available by way of a new effective full repairing & insuring lease for a term of 10 years with provision for 5 yearly rent reviews. Available December 2026. SUBJECT TO VACANT POSSESSION

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations.

Plans

Plans are provided for indicative purposes & are not to scale & should not be relied upon for accuracy.



Get in touch

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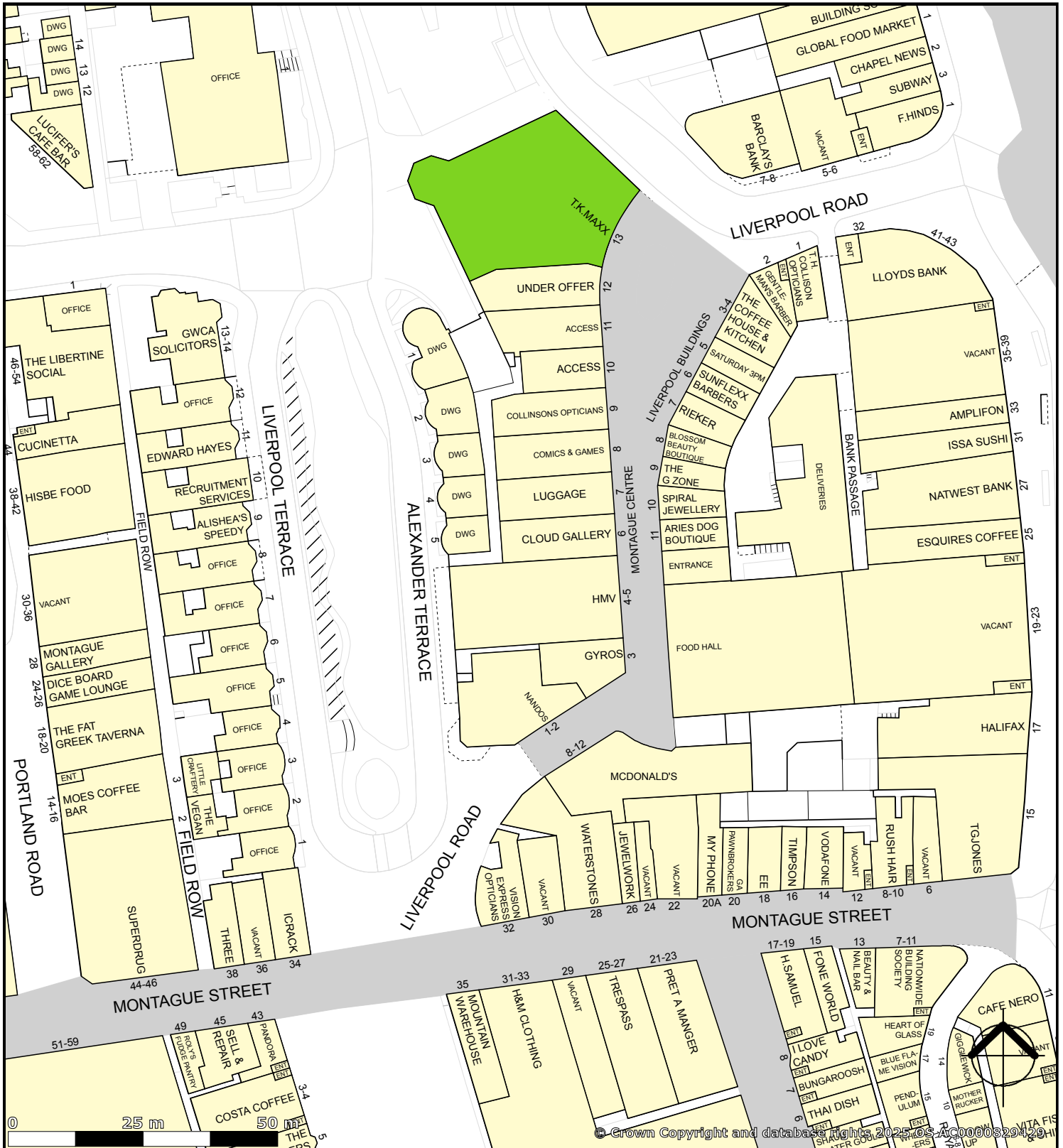
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Existing Ground Floor Plan
Scale 1:100 @ A1

13 Montague Centre Worthing



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