



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

## UNIT 12

Montague Centre, Worthing, BN11 1YJ

SHOP TO LET IN DESIRABLE SHOPPING CENTRE

2,331 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	2,331 sq ft
<b>Rent</b>	£25,000 per annum exclusive of rates, service charge, VAT & all other outgoings
<b>Rates Payable</b>	£6,986 per annum This property sits below the threshold for small business rate relief & as such could qualify for a discount on the business rates payable.
<b>Rateable Value</b>	£14,000
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of expenditure to the scheme
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (65)

## 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, TK Maxx, HMV, Vision Express & Superdrug as well as exciting independent operators.

## Accommodation

The accommodation comprises the following areas:

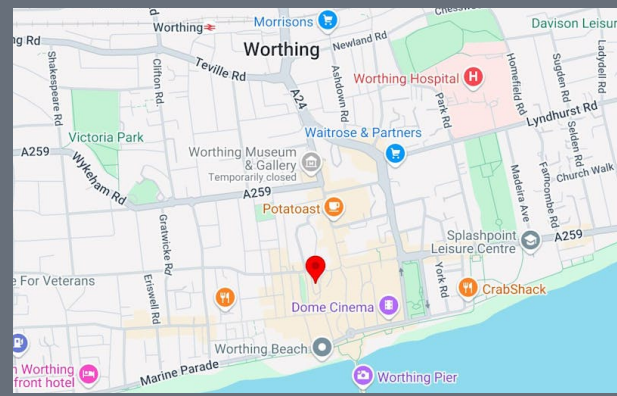
Name	sq ft	sq m
Ground - Retail	1,631	151.52
<b>Total</b>	<b>1,631</b>	<b>151.52</b>

## Terms

Available to let by way of a new full repairing & insuring lease for a term to be agreed

## AML

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



## Get in touch

### Max Pollock

01273 672999 | 07764 794936  
max@eightfold.agency

### James Hawley

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## Eightfold Property

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# Energy performance certificate (EPC)

UNIT 12 THE MONTAGUE CENTRE LIVERPOOL ROAD WORTHING CENTRAL WORTHING BN11 1YJ	Energy rating	Valid until: 27 July 2031
	<b>C</b>	Certificate number: 0307-0821-3460-0767-6520

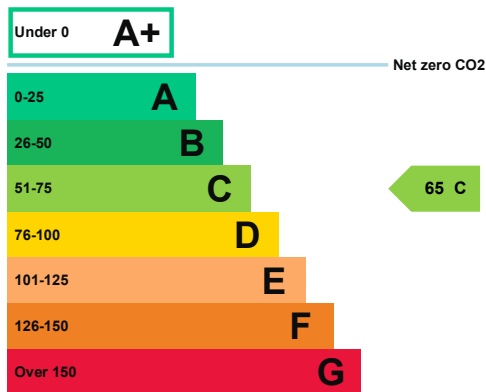
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	243 square metres

## 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 C.



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

**35 B**

If typical of the existing stock

**102 E**

## 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)	79.43
Primary energy use (kWh/m <sup>2</sup> per year)	470

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8043-8982-5850-6806-7290\)](#).

## 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

Unit 12, Montague Centre, Liverpool Road, Worthing, BN11

