



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

Summary

Available Size	1,520 sq ft
Rent	£25,000 per annum exclusive of rates, VAT, service charge & all other outgoings
Rates Payable	£9,855.25 per annum As the rateable value is below £15,000 it is possible to qualify for a small business rate relief discount
Rateable Value	£19,750
Service Charge	A service charge will be payable based on a fair proportion of expenditure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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:

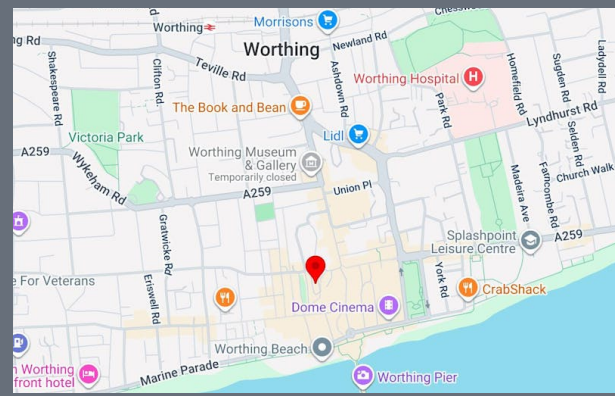
Name	sq ft	sq m
Ground - Retail	1,520	141.21
Total	1,520	141.21

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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Eightfold Property

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Energy performance certificate (EPC)

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

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

Rules on letting this property

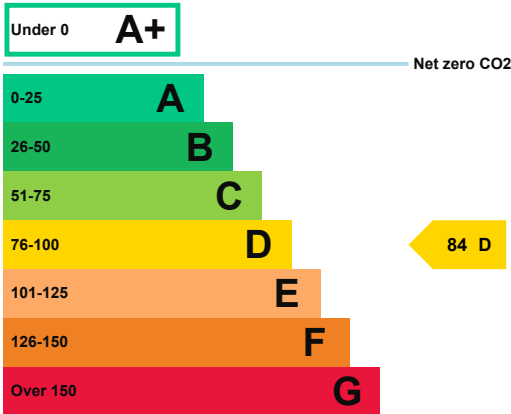
Properties can be let if they have an energy rating from A+ to E.

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	33 B
If typical of the existing stock	97 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	115.1
Primary energy use (kWh/m ² 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	doug.whiffen@wensleylawz.com

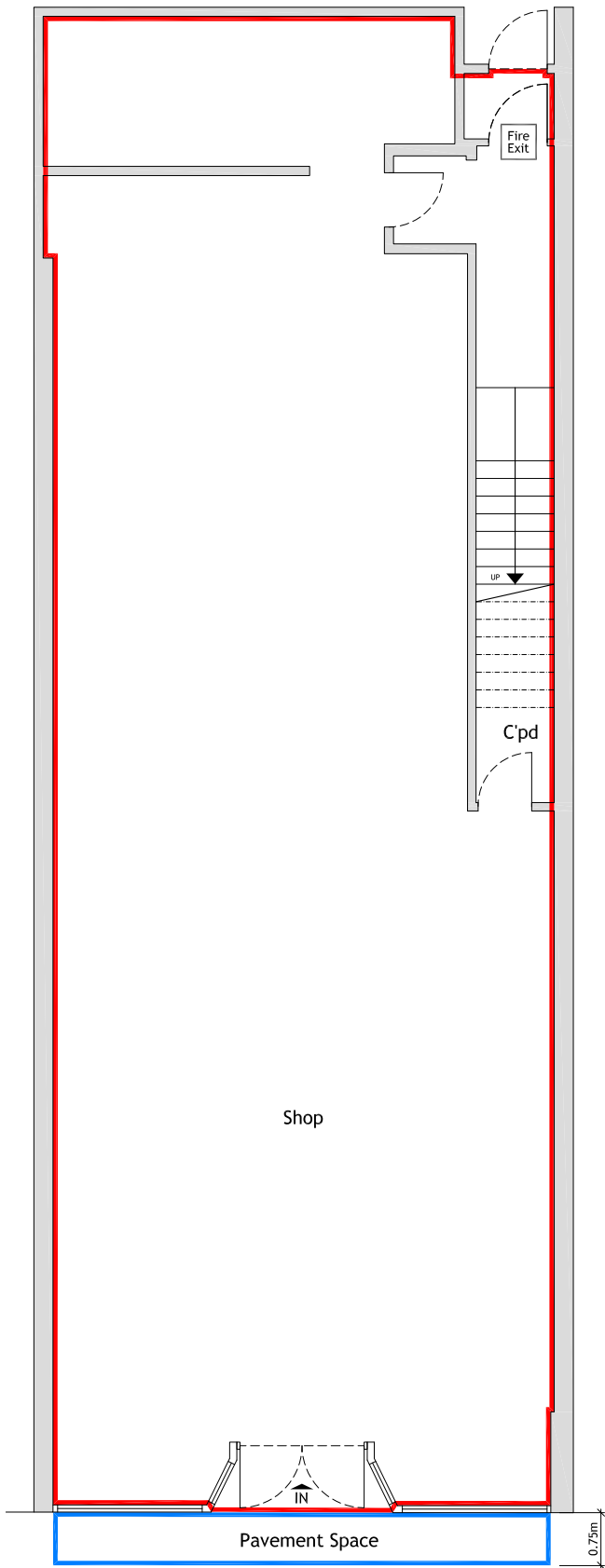
Contacting the accreditation scheme

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	enquiries@elmhurstenergy.co.uk

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

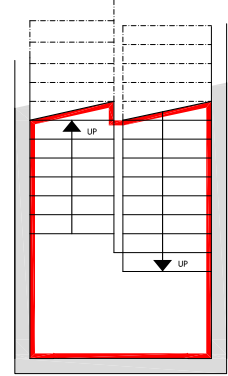
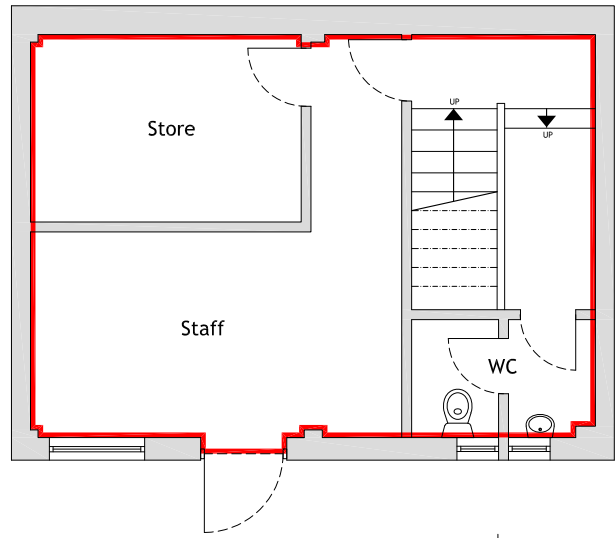


+00 Ground Floor Plan

Scale in Metres 1:100

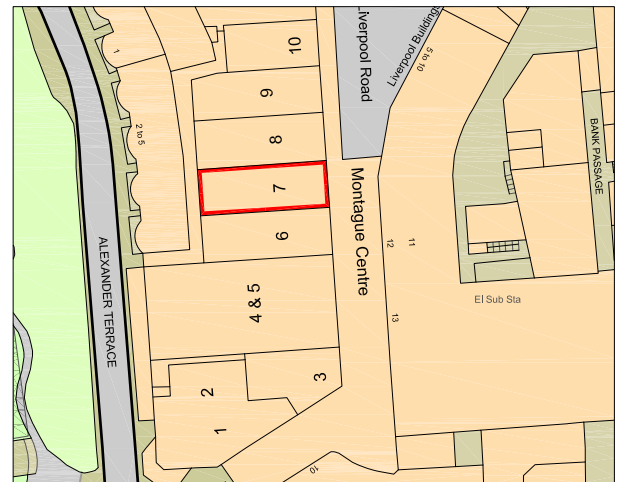


+01 First Floor Plan



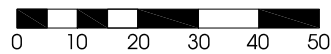
+0.5 Half landing

Scale in Metres 1:100



+0S Location Map 1:1250

Scale in Metres 1:1250



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

