



WORTHING

INITIAL RENT: £19,500 Per Annum

129 Montague Street, Worthing, West Sussex, BN11 3BP

- SPACIOUS PRIME RETAIL SHOP TO LET
- SITUATED IN PEDESTRIANISED SHOPPING PRECINCT
- ARRANGED OVER TWO FLOORS WITH APPROX AREA 1,655 SQ FT
- SUITABLE FOR VARIETY OF COMMERCIAL USES (STC)
- OTHER RETAILERS LOCALLY INCLUDE H&M, MONSOON, BOOTS, ACCESSORIZE, MARKS & SPENCERS AND THE EARLY LEARNING CENTRE

LOCATION

Worthing itself is the largest town in West Sussex with a population of Circa 100,000. Situated 10 miles west of the City of Brighton & Hove and approximately 13 miles east of Chichester. The premises are situated in the town centre at the western end of the pedestrianised shopping precinct of Montague Street with nearby retailers including the Early Learning Centre, Argos, The Body Shop and directly opposite HG Scadgell Furniture Store.

DESCRIPTION

The premises comprise of a large retail shop situated over ground and first floors. Fitted to a good specification with gas/electric heating, suspended ceiling with inset lighting and carpeted throughout. The shop benefits from having rear access for deliveries. Kitchen and WC facilities on first floor.

ACCOMMODATION

The premises have the following approximate gross internal floor areas:

Ground Floor

Max Depth	52 ft
Maz Width	18 ft 7 in
Gross Internal Area	850 sq ft

First Floor

Gross Internal Area	805 sq ft
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Total Area **1,655 sq ft**

RENT

An initial rent of £19,500 per annum exclusive.

RENT

Suitable future rent review clause and dates are to be negotiated and agreed.

TENURE

The premises is available on a new FR&I lease with terms to be negotiated and agreed.

BUSINESS RATES

Interested parties are asked to contact Worthing Borough Councils Rates Dept direct on 01903 221061.

LEGAL COSTS

Each party to pay their own legal costs if incurred.

VIEWING

Strictly by appointment through Michael Jones & Co.

Contact Steve Berrett or Jon Justice

01903 228602 or commercial@michaeljones.co.uk

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers/Tenants are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.