



**30 Montague Street**

Worthing, BN11 3HA

**TO LET - Prominent Retail  
Building  
Rental £40,000 PAX**

**1,175 sq ft**  
(109.16 sq m)

- Town Centre Position
- New Lease
- Available Now

# 30 Montague Street, Worthing, BN11 3HA

## Summary

Available Size	1,175 sq ft
Rent	£3,333.33 per month
Rates Payable	£18,564 per annum
Rateable Value	£34,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (88)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,175	109.16
<b>Total</b>	<b>1,175</b>	<b>109.16</b>

## Description

The building comprises of an extensive mid-terraced retail unit, the ground floor offers open plan retailing space with suspended ceiling recessed lighting. The property would suit various uses within the Class E use category.

## Location

Prime position town centre retail premises on one of the main pedestrian thoroughfares, the property is located in the heart of Worthing Town Centre between Waterstones & Vision Express.

Other retailers in the immediate area include, Pret, Trading Post Coffee, H&M, Mountain Warehouse & Costa Coffee. Around the corner in the Montague Centre are Nando's, HMV, TKmax & McDonalds.

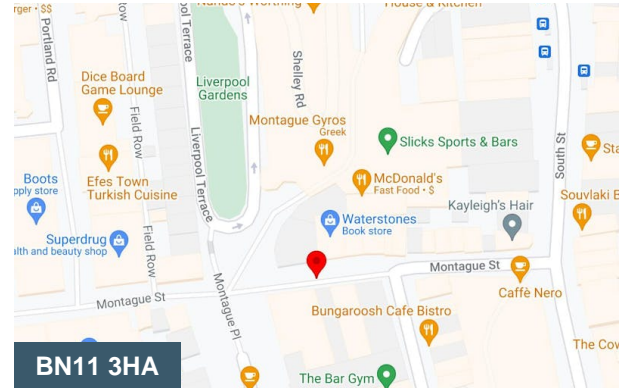
## Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £40,000 per annum. Consideration would be given to lease over the ground floor only.

\*Disclaimer\* In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.

## Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property



## Viewing & Further Information



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