



5 Montague Place

Worthing, BN11 3BG

**TO LET - Town Centre Retail
Unit
Rental £16,850 PAX**

817.65 sq ft
(75.96 sq m)

- New Lease
- Highly Prominent Position
- Incentives Available

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Summary

| | |
|-----------------------|---|
| Available Size | 817.65 sq ft |
| Rent | £1,404.17 per month |
| Rates Payable | £4,041.90 per annum Unit should be eligible for NIL rates, please confirm with local council |
| Rateable Value | £8,100 |
| Service Charge | N/A |
| Car Parking | N/A |
| VAT | To be confirmed |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | N/A |
| EPC Rating | B (26) |

Description

Ground floor retail space, providing great window display area and frontage, the property would suit various uses within the Class E user category.

Location

The property is located within one of the busiest sections of Worthing town centre, with nearby occupiers including Subway, Costa Coffee, Nandos, Boots, Vision Express, McDonalds as well as a host of other occupiers both national and independents.

Accommodation

The accommodation comprises the following areas:

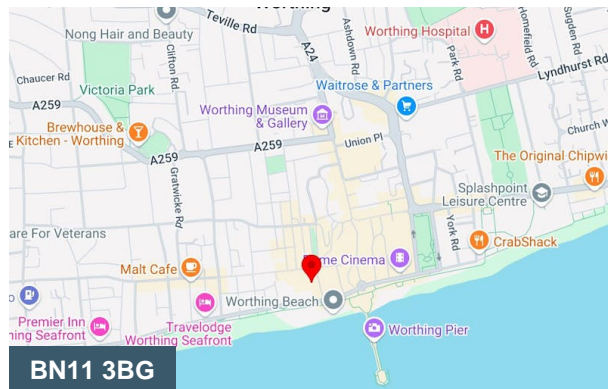
| Name | sq ft | sq m |
|--------------|---------------|--------------|
| Ground | 817.65 | 75.96 |
| Total | 817.65 | 75.96 |

Viewings

Viewings can be arranged via landlords sole agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £16,850 per annum.



Viewing & Further Information



Richard Lowrey

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