



97 Montague Street

Worthing, BN11 3BN

TO LET - Retail Unit **Rental - POA**

2,665 sq ft
(247.59 sq m)

- Prominent Town Centre Space
- New Lease
- Suit Various uses (STPC)

97 Montague Street, Worthing, BN11 3BN

Summary

Available Size	2,665 sq ft
Business Rates	To be reviewed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

The property is located on the South side of Montague Street, within the heart of Worthing town centre, with nearby occupiers including Sports Direct, New Look, O2 Poundland, The Works, Bodyshop and a host of other high street occupiers.

Description

Extensive ground floor retail unit, open plan layout suitable for various uses including gym/ leisure use (STPC). Rear loading access and excellent ceiling height, will be provided in white box format.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,665	247.59
Total	2,665	247.59

Terms

The property is available on a new FRI lease with terms to be agreed, rent on application.

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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