



99 Montague Street

Worthing, BN11 3BN

TO LET - Retail Unit
Rental £60,000 PAX

2,726 sq ft
(253.25 sq m)

- New Lease
- Suit Various Uses (STPC)
- White Box Finish

99 Montague Street, Worthing, BN11 3BN

Summary

Available Size	2,726 sq ft
Rent	Rent on application
Business Rates	To be reviewed by VOA
Service Charge	N/A
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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,762	256.60
Total	2,762	256.60

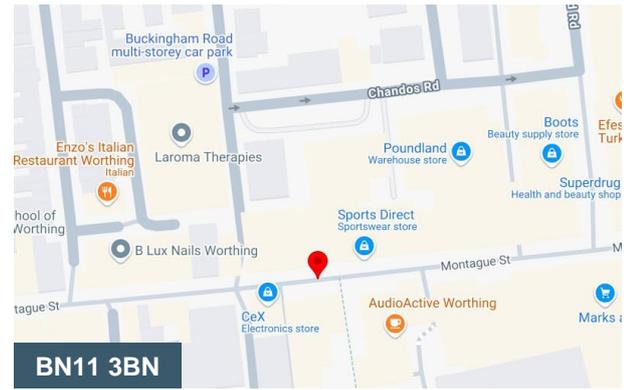
Viewings

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

Terms

The property is available on a new FRI lease with terms to be agreed, starting rental £60,000 pax.

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.



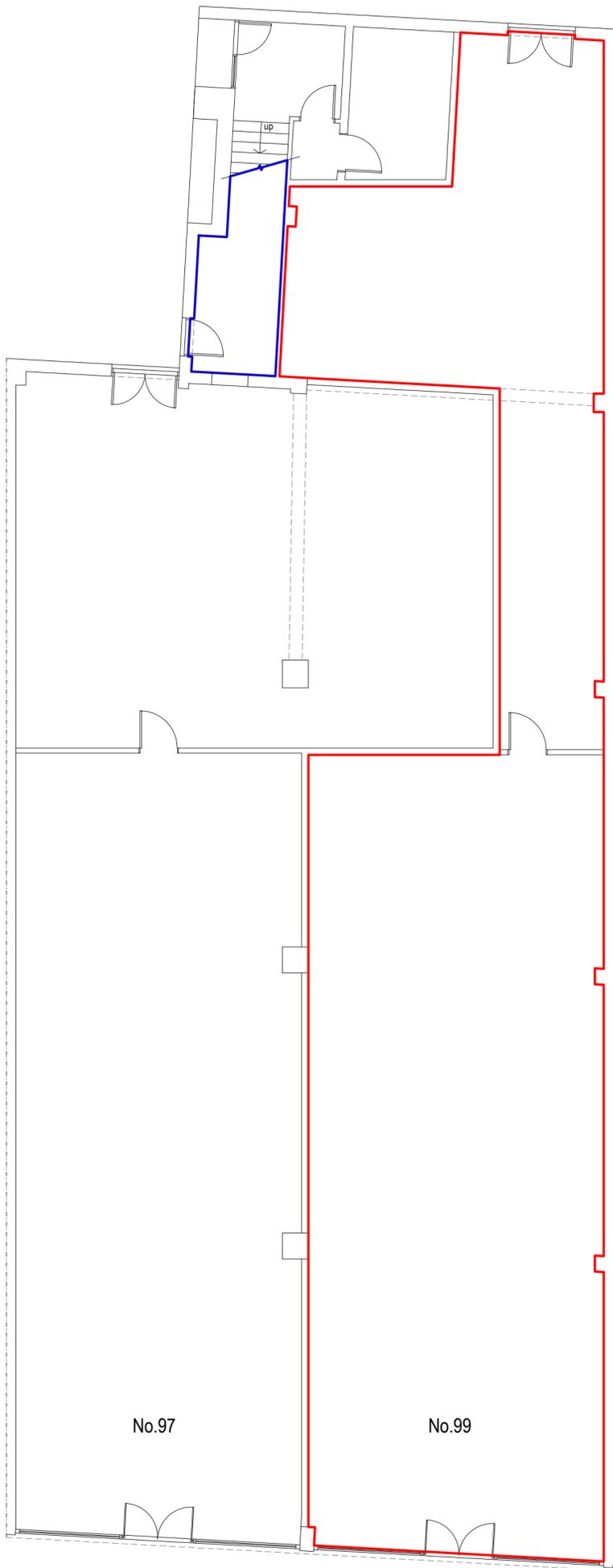
Viewing & Further Information



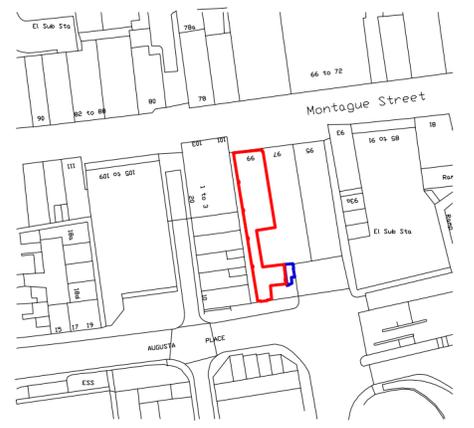
Richard Lowrey

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Proposed Ground Floor Plan 1:100



Location plan 1:1250



1:1250 0 10 20 30 40 50 60 70 80 90 100

No.97

No.99

amendments

bpm Architectural Services Ltd.

client **Moretons Investments Ltd**

project **99 Montague Street
Worthing
BN11 3BN**

project ref: **3110** Drawing No. **01**

drawing title **Lease Plan**

drawn by **AW**

date **June 25** scale **1:100@ A2**

www.bpmnet.co.uk
info@bpmnet.co.uk

1:100 0 1 2 3 4 5 6 7 8 9 10m

Do not scale off drawing, check all dimensions on site before all work is commenced. All goods materials workmanship to conform with current building regs BSS and COP's