



99 Montague Street

Worthing, BN11 3BN

TO LET - Retail Unit
Rental £50,000 PAX+VAT

2,255 sq ft
(209.50 sq m)

- Rent Free Period Available
- Suit Various Uses (STPC)
- White Box Finish

99 Montague Street, Worthing, BN11 3BN

Summary

Available Size	2,255 sq ft
Rent	£4,166.66 per month
Business Rates	To be reviewed by VOA
Service Charge	N/A
VAT	Applicable. VAT IS 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	2,255	209.50
Total	2,255	209.50

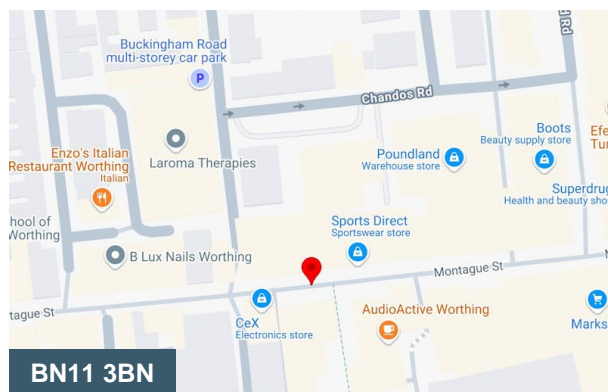
Viewings

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 £50,000 pax + VAT

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

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

99 Montague Street WORTHING BN11 3BN	Energy rating C	Valid until: 15 February 2036
		Certificate number: 2475-3472-1967-8402-0295

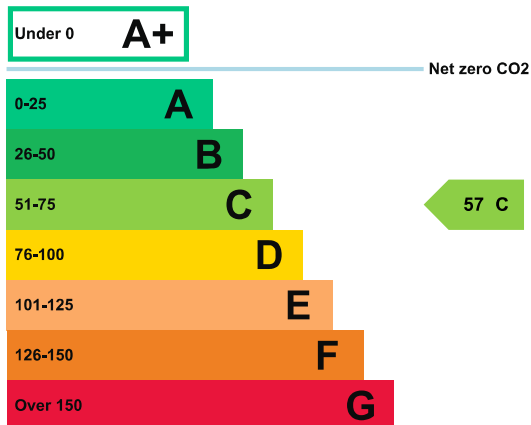
Property type	Retail/Financial and Professional Services
Total floor area	220 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	1 A
If typical of the existing stock	4 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.89
Primary energy use (kWh/m ² per year)	281

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4042-1446-7972-5792-2806\)](/energy-certificate/4042-1446-7972-5792-2806).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joe Panther
Telephone	0800 170 1201
Email	joe.p@easyepc.org

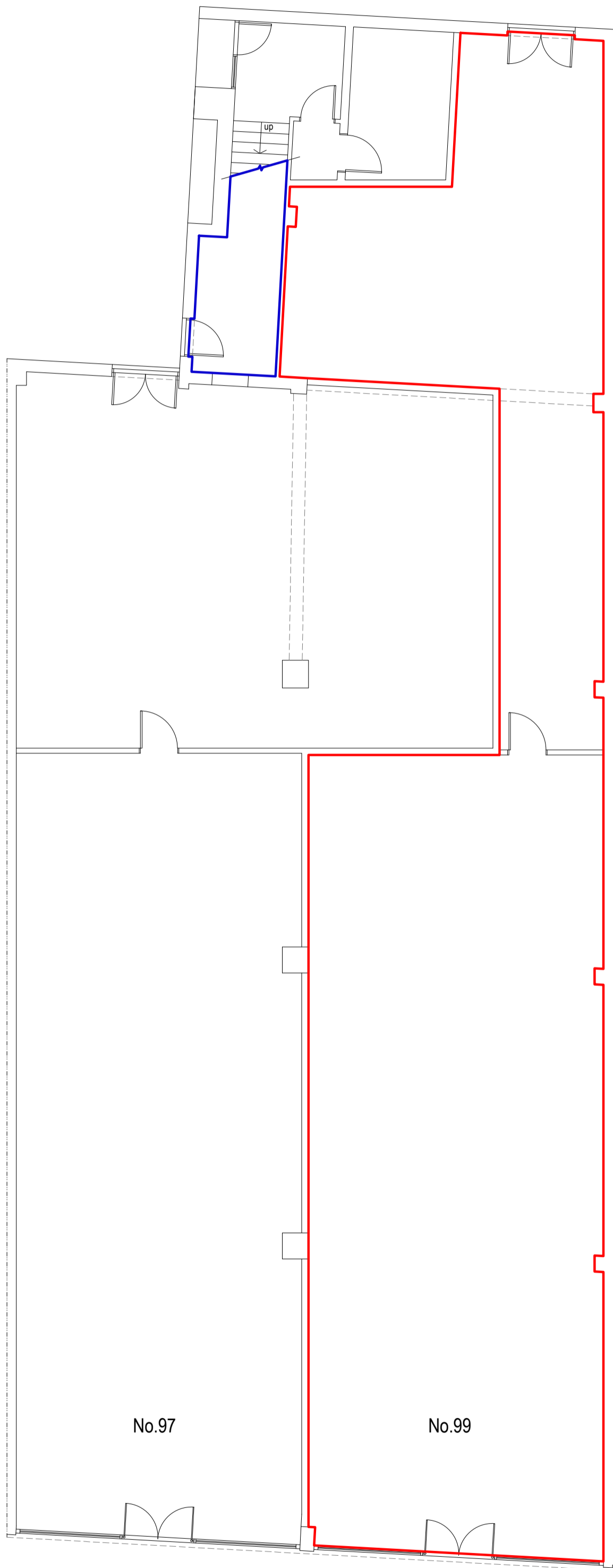
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

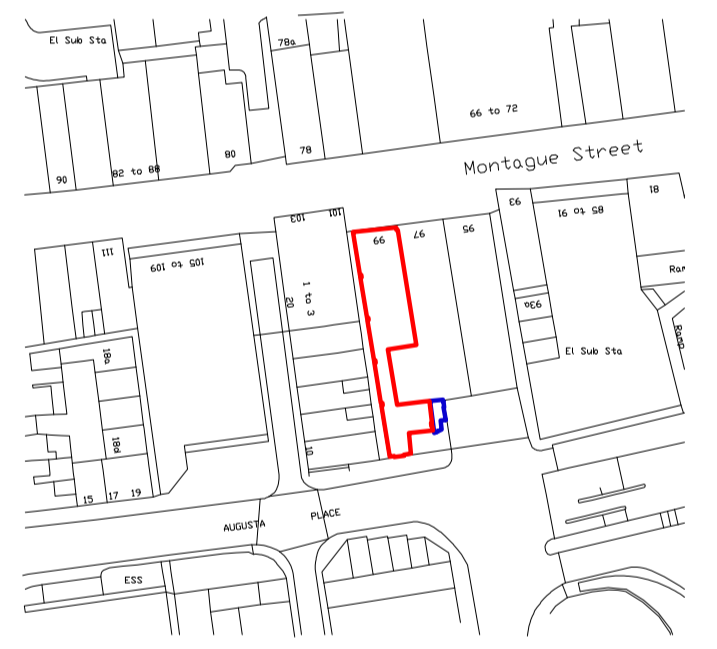
Accreditation scheme	Quidos Limited
Assessor's ID	QUID210143
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 February 2026
Date of certificate	16 February 2026



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