



152 Montague Street

Worthing, BN11 3HH

TO LET - Corner Class E Unit
Rental £25,000 PAX

1,345 sq ft
(124.95 sq m)

- New Lease
- Available Now
- White Box Finish

152 Montague Street, Worthing, BN11 3HH

Summary

Available Size	1,345 sq ft
Rent	£2,083.33 per month
Business Rates	Awaiting VOA re-assessment
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (45)

Description

The property occupies a corner position with wrap around window frontage, great natural light being south facing with open plan layout, double door access, recently re-fitted to white box style for a new occupier to spec to their requirements, with 2x W.C.'s to the rear of the unit.

Location

The property is located within Worthing town centre, at the West end of Montague Street, on the corner of Gratwicke Road, highly visible location with good level of passing trade and footfall.

Accommodation

The accommodation comprises the following areas:

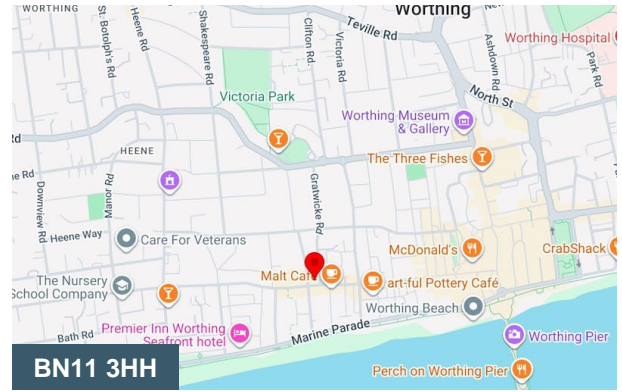
Name	sq ft	sq m
Ground	1,345	124.95
Total	1,345	124.95

Viewings

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

Terms

Available on new FRI lease with terms to be agreed, asking rental of £25,000 pax.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

148-150 Montague Street and 1B Gratwicke Road Worthing BN11 3HH	Energy rating	Valid until: 14 May 2035
	B	Certificate number: 7461-1992-5608-2435-4914

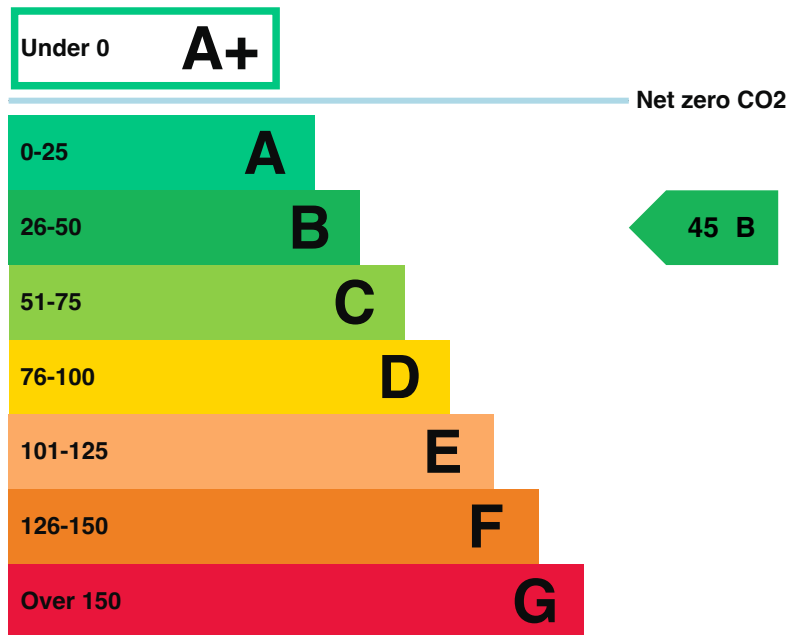
Property type	Retail/Financial and Professional Services
Total floor area	255 square metres

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 B.



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

4 A

If typical of the existing stock

18 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)	25.5
Primary energy use (kWh/m ² per year)	269

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2235-9057-1754-1545-3259\)](/energy-certificate/2235-9057-1754-1545-3259).

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	John
Telephone	01273 321864
Email	johnhole@epcbrighton.com

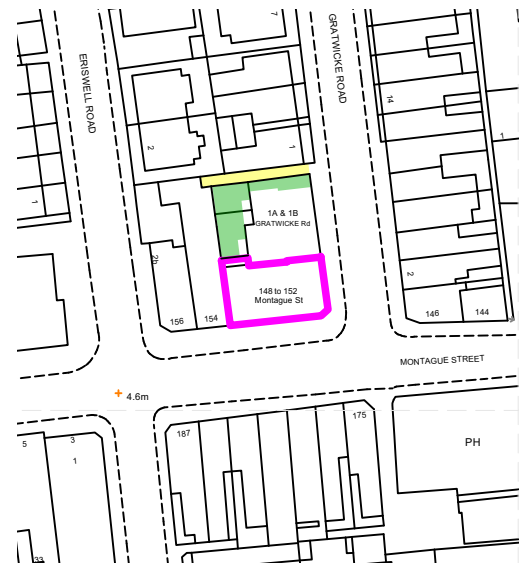
Contacting the accreditation scheme

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

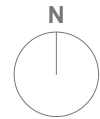
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Brighton
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	7 May 2025
Date of certificate	15 May 2025



1:1250 10m 20 30 40 50 70



148-152 Montague St, BN11 3HH
Location Plan,
1:1250 @ A3

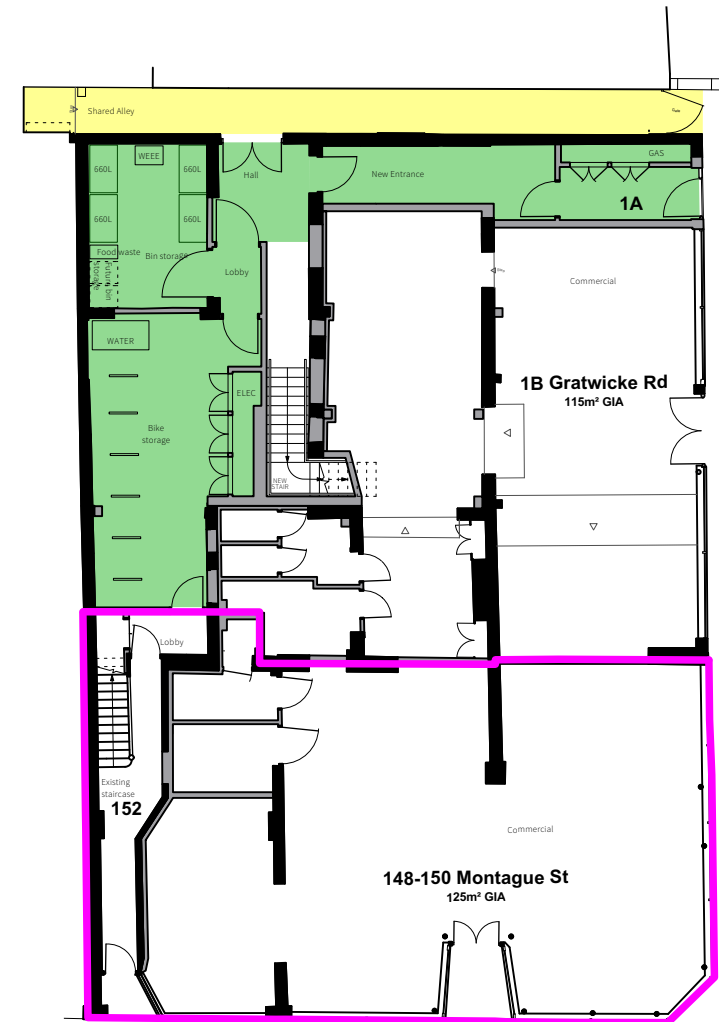
KEY

Yellow fill, right of access, shared alley

Green fill, shared common parts

Purple, freehold demise

Pink, freehold demise



148-152 Montague St, BN11 3HH
Ground Floor Plan,
1:200 @ A3

1:200 2m 4 6 8 10 12

