



**117 Montague Street**

Worthing, BN11 3BP

**TO LET - Class E Unit**  
**Rental £15,000 PAX**

**582 sq ft**  
(54.07 sq m)

- New Lease
- Available Now
- Great Starter Unit

# 117 Montague Street, Worthing, BN11 3BP

## Summary

Available Size	582 sq ft
Rent	£1,250 per month
Rates Payable	£7,485 per annum
Rateable Value	£15,000
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (78)

## Description

The property is a mid terrace ground floor Class E unit, suitable for various uses, a great starter unit for a new or expanding business in very good condition.

## Location

The popular coastal town of Worthing is an affluent and thriving regional retail centre and situated between Brighton and Chichester. The property is situated within the Western section of Montague Street within the prime pedestrianised thoroughfare of the town on its south side with nearby occupiers including Greggs, The Body Shop, Skechers, Warren James, O2, New Look, Sports Direct, Collingwood Batchellor and Londis.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	582	54.07
<b>Total</b>	<b>582</b>	<b>54.07</b>

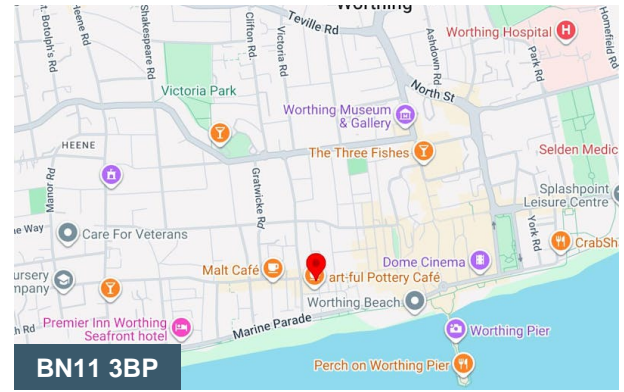
## Viewings

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, asking rental £15,000 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**

01273-779777 | 07725-723021

richard@newlandsproperty.com

# Energy performance certificate (EPC)

117, Montague Street WORTHING BN11 3BP	Energy rating	Valid until: <b>25 August 2032</b>
	<b>D</b>	Certificate number: <b>0481-1932-4485-0902-6779</b>

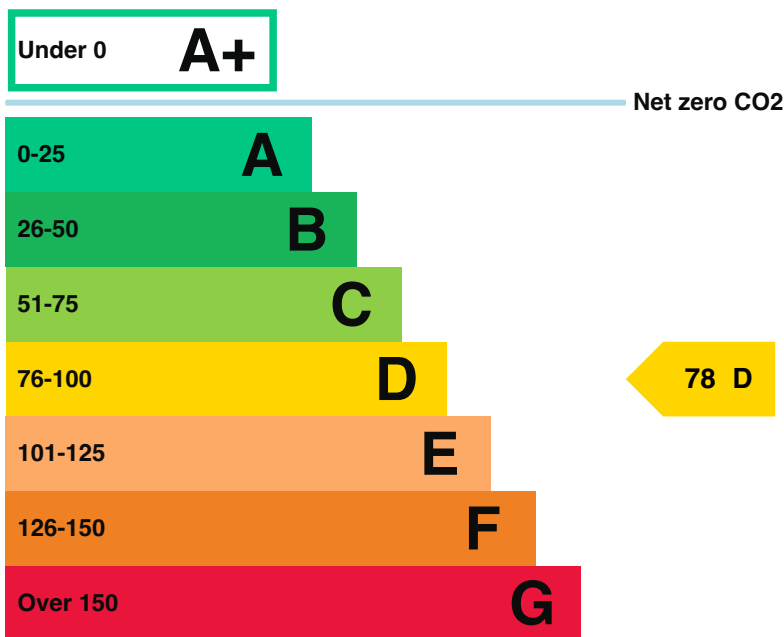
Property type	Retail/Financial and Professional Services
Total floor area	53 square metres

## 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 D.



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

9 A

If typical of the existing stock

36 B

## 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 <sub>2</sub> /m <sup>2</sup> per year)	17.03
Primary energy use (kWh/m <sup>2</sup> per year)	180

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5068-5014-5160-4063-0517\)](/energy-certificate/5068-5014-5160-4063-0517).

## 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	Stuart Foster
Telephone	01273458484
Email	<a href="mailto:info@skyline-epc.com">info@skyline-epc.com</a>

### 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/007985
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 August 2022
Date of certificate	26 August 2022