



96A Montague Street

Worthing, BN11 3HF

TO LET - Class E Unit
Rental £18,000 PAX

780 sq ft
(72.46 sq m)

- New Lease
- Available Now
- Town Centre Location

96A Montague Street, Worthing, BN11 3HF

Summary

Available Size	780 sq ft
Rent	£1,500 per month
Rates Payable	£9,605.75 per annum
Rateable Value	£19,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (68)

Description

The property is an open plan Class E retail unit with good window display area and frontage. Suitable for various uses (STPC).

Location

The property is located in Worthing town centre, a very busy regional retail centre, between Brighton and Chichester. The premises is situated within the western section of Montague Street, the prime pedestrian thoroughfare nearby occupiers including Greggs, O2 Sports Direct, New Look, Skechers, The works, Collingwood Bachelor & The Body Shop.

Accommodation

The accommodation comprises the following areas:

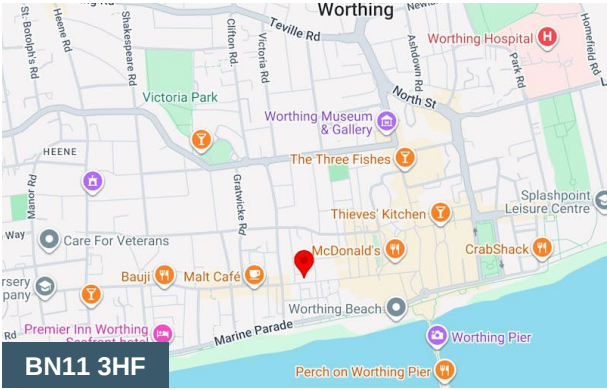
Name	sq ft	sq m
Ground	780	72.46
Total	780	72.46

Viewings

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

Terms

Available on a new FRI lease with terms to be agreed, asking rental £18,000pax.



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

Energy performance certificate (EPC)

96a Montague Street WORTHING BN11 3HF	Energy rating C	Valid until: 23 January 2034
		Certificate number: 5447-5792-0699-7950-6117

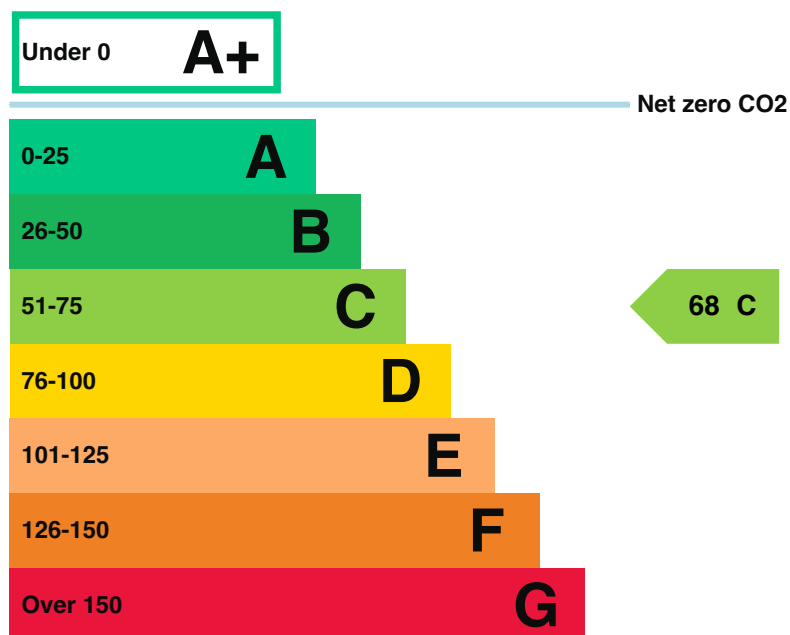
Property type	Retail/Financial and Professional Services
Total floor area	89 square metres

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	11 A
If typical of the existing stock	45 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 (kgCO2/m2 per year)	23.09
Primary energy use (kWh/m2 per year)	246

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2126-1410-3028-1955-8877\)](#).

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	info@skyline-epc.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/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

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	22 January 2024
Date of certificate	24 January 2024