

## A1 SHOP TO LET

### 120 MONTAGUE STREET, WORTHING BN11 3HG

#### LOCATION:

Worthing is a popular South Coast town (popn 115,000) located between Brighton (via A259, 11.5 miles) and Chichester (via A27, 20.5 miles). Worthing station is located 0.7 miles to the north (London Victoria 1 hour 20 mins). Worthing Seafront is a few minutes walk (0.1 miles).

The property is situated on the eastern side of Montague Street, the prime pedestrianised thoroughfare of the town centre. Nearby occupiers include Sharps, Paddy Power, Glamour Nails, Shelter, RSPCA and Phone Fix.

#### DESCRIPTION:

Ground floor lock up shop with rear storage and W.C. The property is in need of repair and redecoration.

#### ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Gross Frontage	13' 10" ft	4.21 m
Net Frontage	12' 4" ft	3.75 m
Max Shop Width	11' 11" ft	3.63 m
Shop Depth	30' 9" ft	9.37 m
Sales Area	369 sq ft	34.3 sq m
Storage	221 sq ft	20.53 sq m

#### LEASEHOLD:

The property is available on a new effective full repairing and insuring (FRI) lease, term to be agreed.

#### RENT:

£9,500 per annum exclusive of rates, VAT and all other outgoings.



#### VAT:

We are advised by the client that VAT is not payable on the rent or other outgoings.

#### RATES:

**Rateable Value:** £9,700 UBR 49.9p (April 2020/2021).  
Small Business Rate Multiplier

#### ENERGY PERFORMANCE CERTIFICATE:

An EPC is in the process of being acquired.

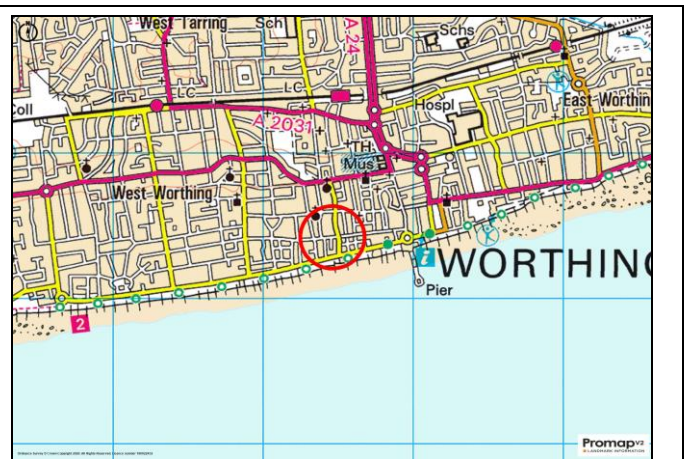
#### LEGAL COSTS:

Each side will be responsible for their own legal costs in respect of the transaction.

#### VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**

# 120 Montague Street, Worthing



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.