

Unit 13 Montague Centre, Worthing, BN11 1YJ

Retail, High Street Retail, Retail - In Town, Shopping Centre To Let | £120,000 per annum exclusive of rates, service charge, VAT & all other outgoings | 8,000 sq ft

LARGE TOWN CENTRE STORE FORMING PARTY OF SHOPPING SCHEME WITH IN A MIXED USE DEVELOPMENT

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Description

A well sized modern retail unit arranged over ground floor level, located within a desirable pedestrianised shopping scheme.

Location

Worthing is situated to the west of Brighton & Hove & to the east of Chichester. The property sits in a central position within the Montague Quarter linking Montague Street to South Street & Chapel Road in Worthing Town Centre. Nearby occupiers include Nando's, McDonalds, Costa, Marks & Spencer, HMV, Collinson's, Vision Express & Superdrug as well as exciting independent operators.



Summary

- Rent: £120,000 per annum exclusive of rates, service charge, VAT & all other outgoings
- Business rates: To be re-valued
- Service charge: A service charge will be payable based on a fair proportion of expenditure to the scheme
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (39)
- Lease: New Lease
- Terms: 10 years

Contact & Viewings

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Accommodation

Name	sq ft	sq m
Ground - Retail	8,000	743.22
Total	**8,000**	**743.22**

Terms

Available by way of a new effective full repairing & insuring lease for a term of 10 years with provision for 5 yearly rent reviews. Available December 2026. SUBJECT TO VACANT POSSESION

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations.

Plans

Plans are provided for indicative purposes & are not to scale & should not be relied upon for accuracy.

Availability

Available December 2026

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All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.


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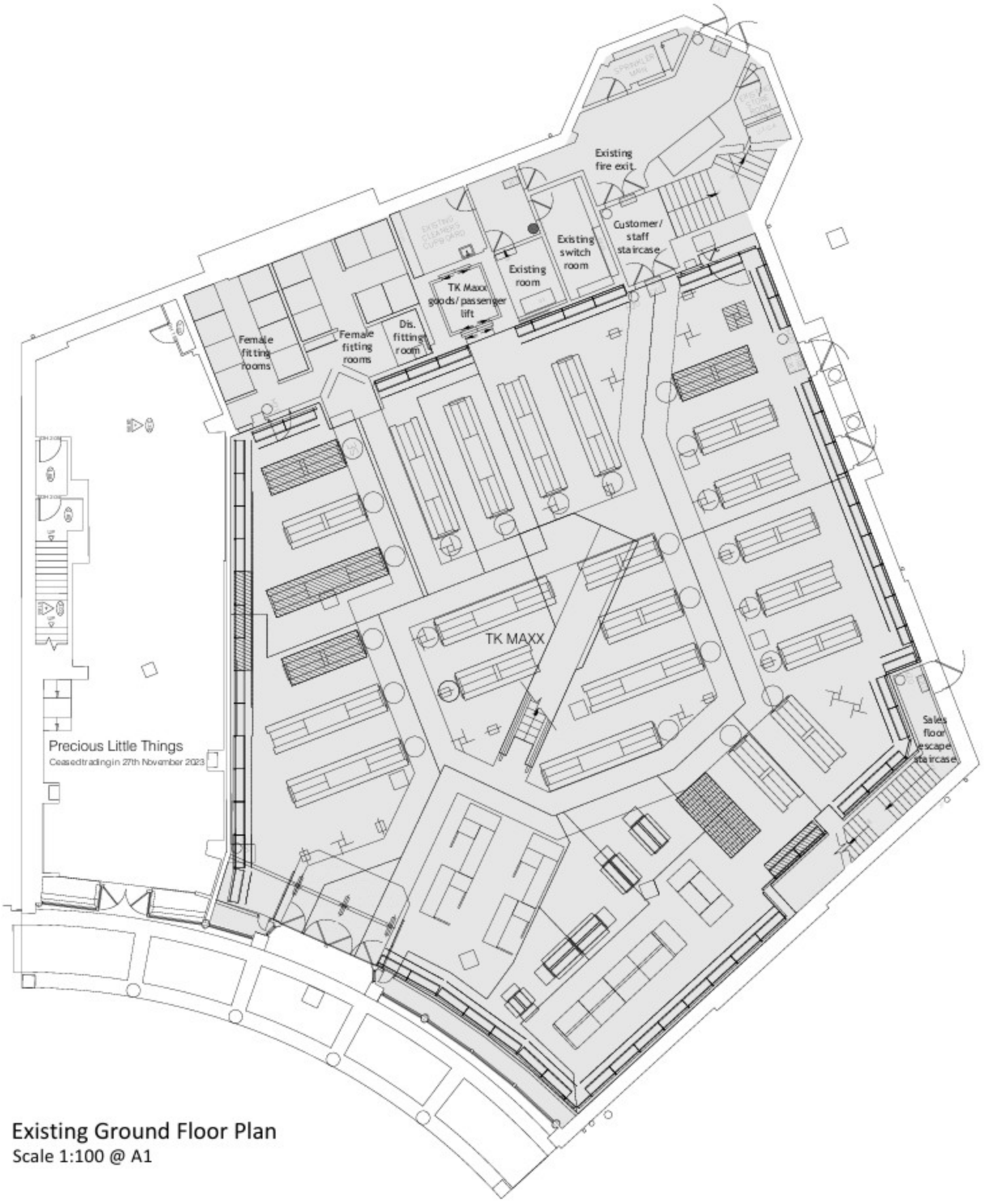

Existing Ground Floor Plan

Scale 1:100 @ A1

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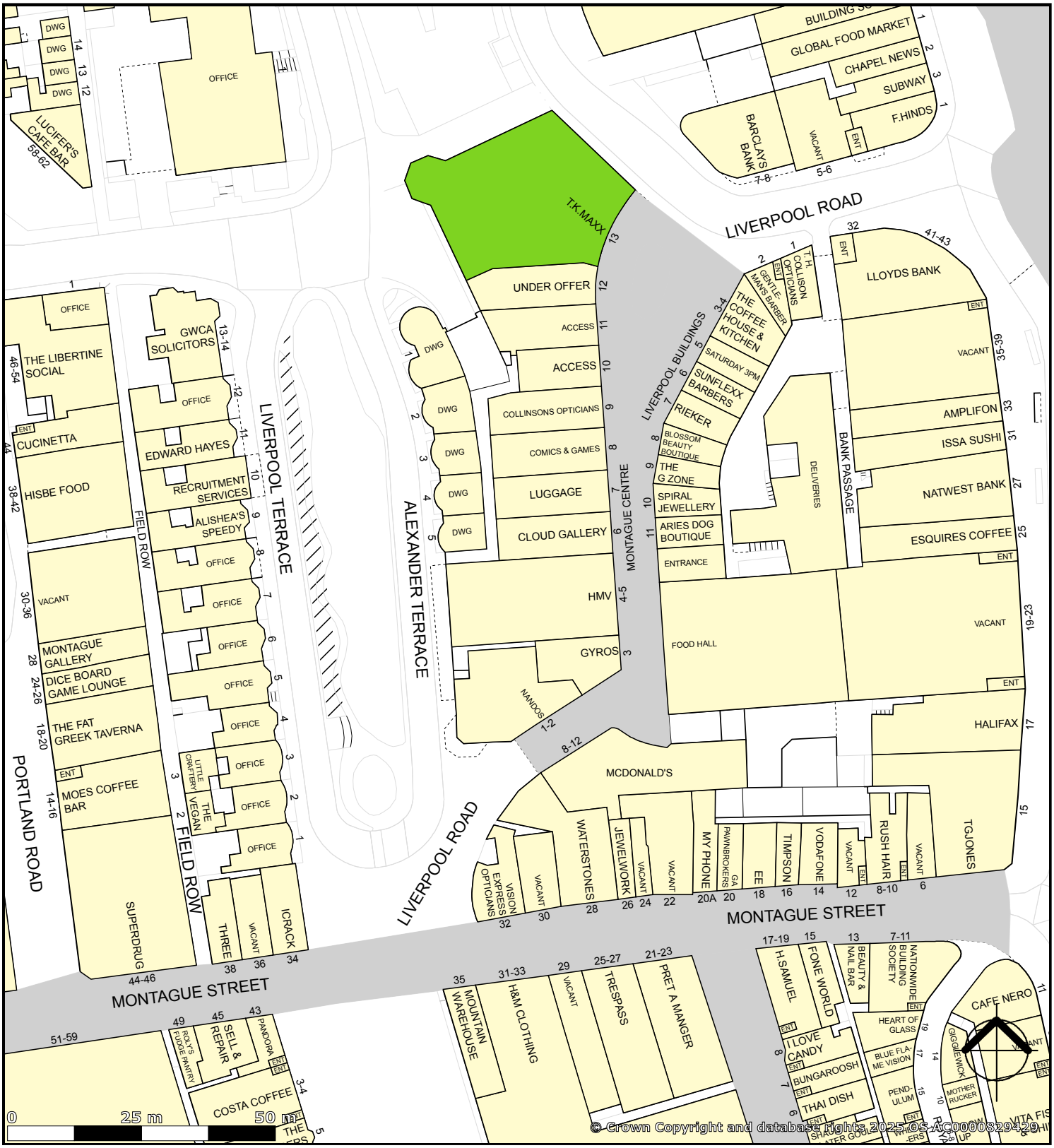
13 Montague Centre Worthing



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Plotted Scale - 1:1,000