

Unit 13 Montague Centre, Worthing, BN11 1YJ

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

UTILITIES & RATES ONLY DEAL-LARGE TOWN CENTRE STORE FORMING PARTY OF SHOPPING SCHEME WITH IN A MIXED USE DEVELOPMENT

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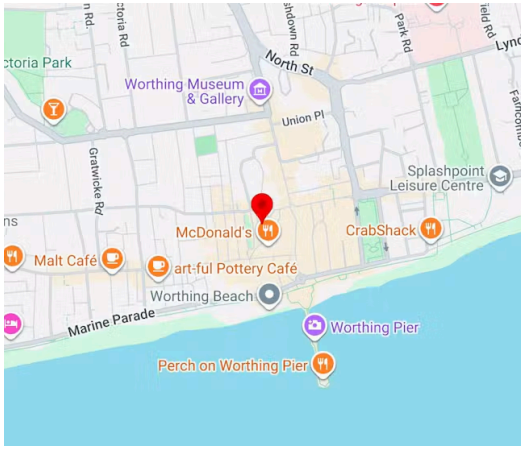





Description

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.

Accommodation

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

Terms

Available by way of a licence for Q1 2027 on a utilities & business rates only deal- No rent, No service charge.

Summary

- Rent: Inclusive of service charge, exclusive of rates, VAT & all other outgoings
- Business rates: £47,300 per annum
- Rateable value: £110,000
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (39)
- Lease: Temporary
- Terms: 3 months

Further information

- View details on our website
- View Microsite

Contact & Viewings



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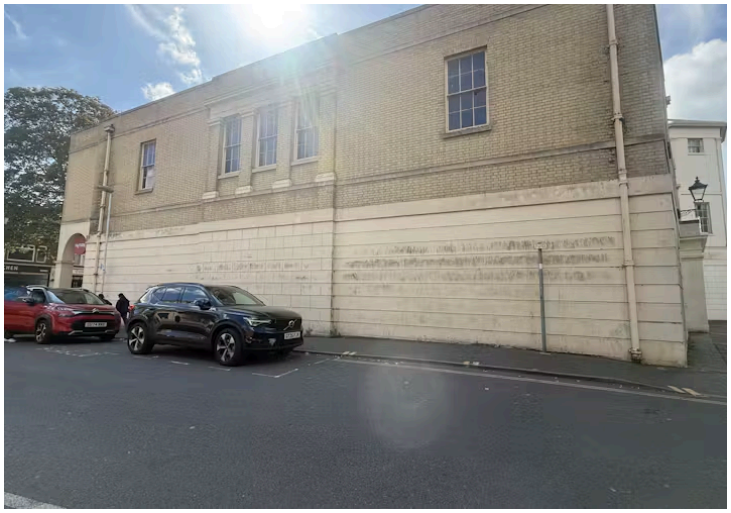


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small prices


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Energy performance certificate (EPC)

UNIT 13 THE MONTAGUE CENTRE LIVERPOOL ROAD WORTHING CENTRAL WORTHING BN11 1YJ	Energy rating **B**	Valid until:	**17 June 2031**
		Certificate number:	**4623-3197-0362-1587-1441**

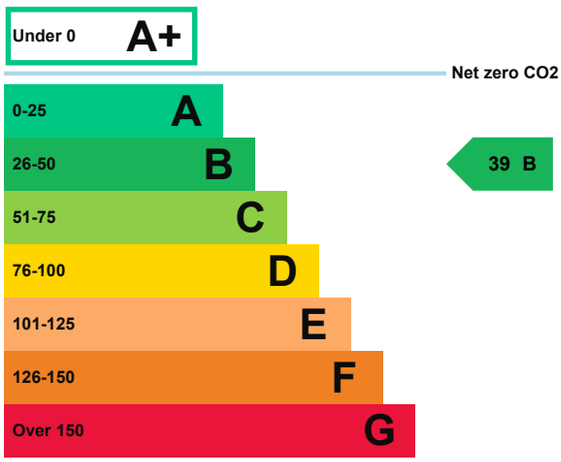
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	2,216 square metres

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	29 B
If typical of the existing stock	86 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	52.31
Primary energy use (kWh/m2 per year)	309

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8249-9444-1240-5881-6647).

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	Doug Whiffen
Telephone	02476 233144
Email	info@wensleylawz.com

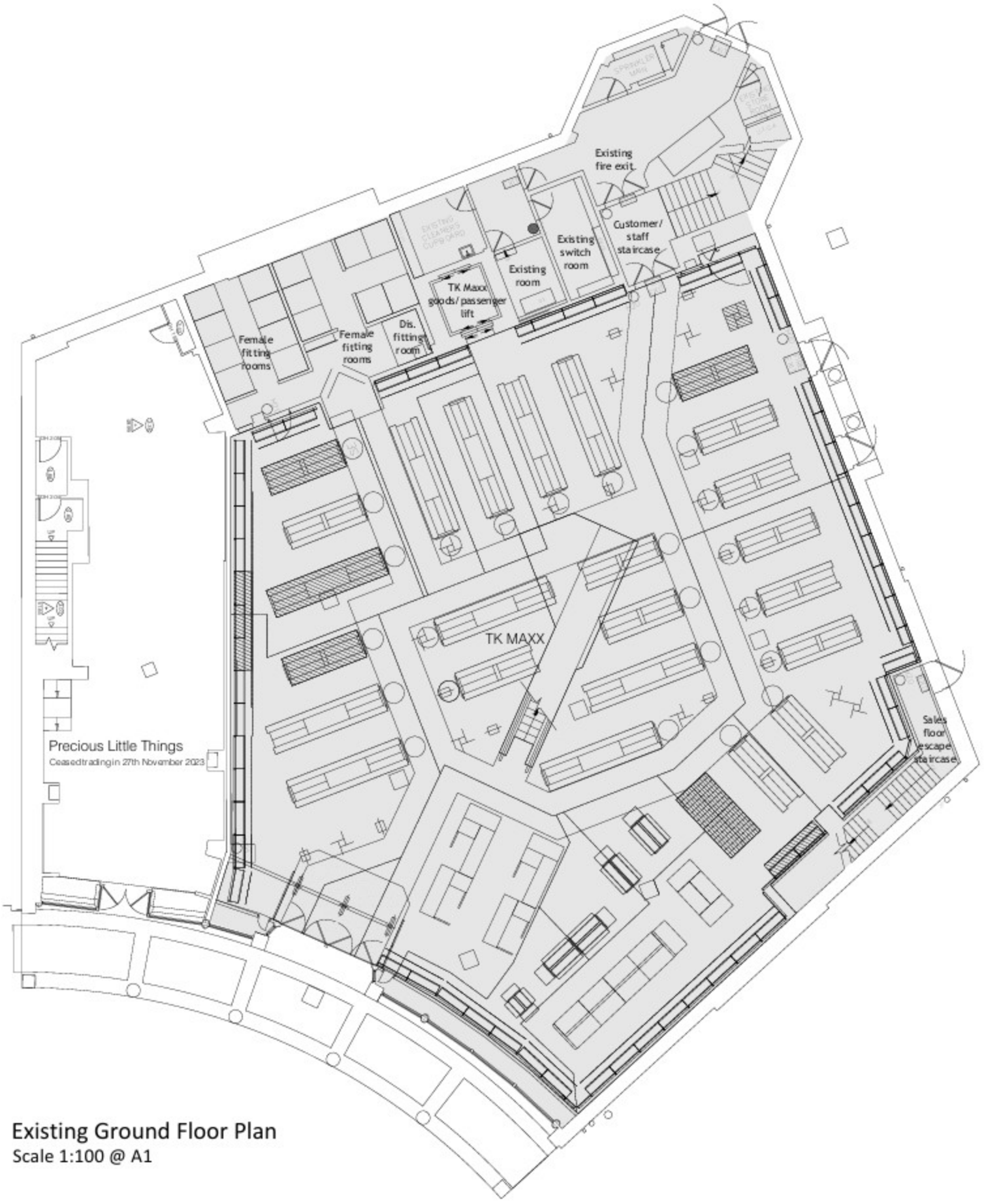
Contacting the accreditation scheme

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/007512
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 June 2021
Date of certificate	18 June 2021

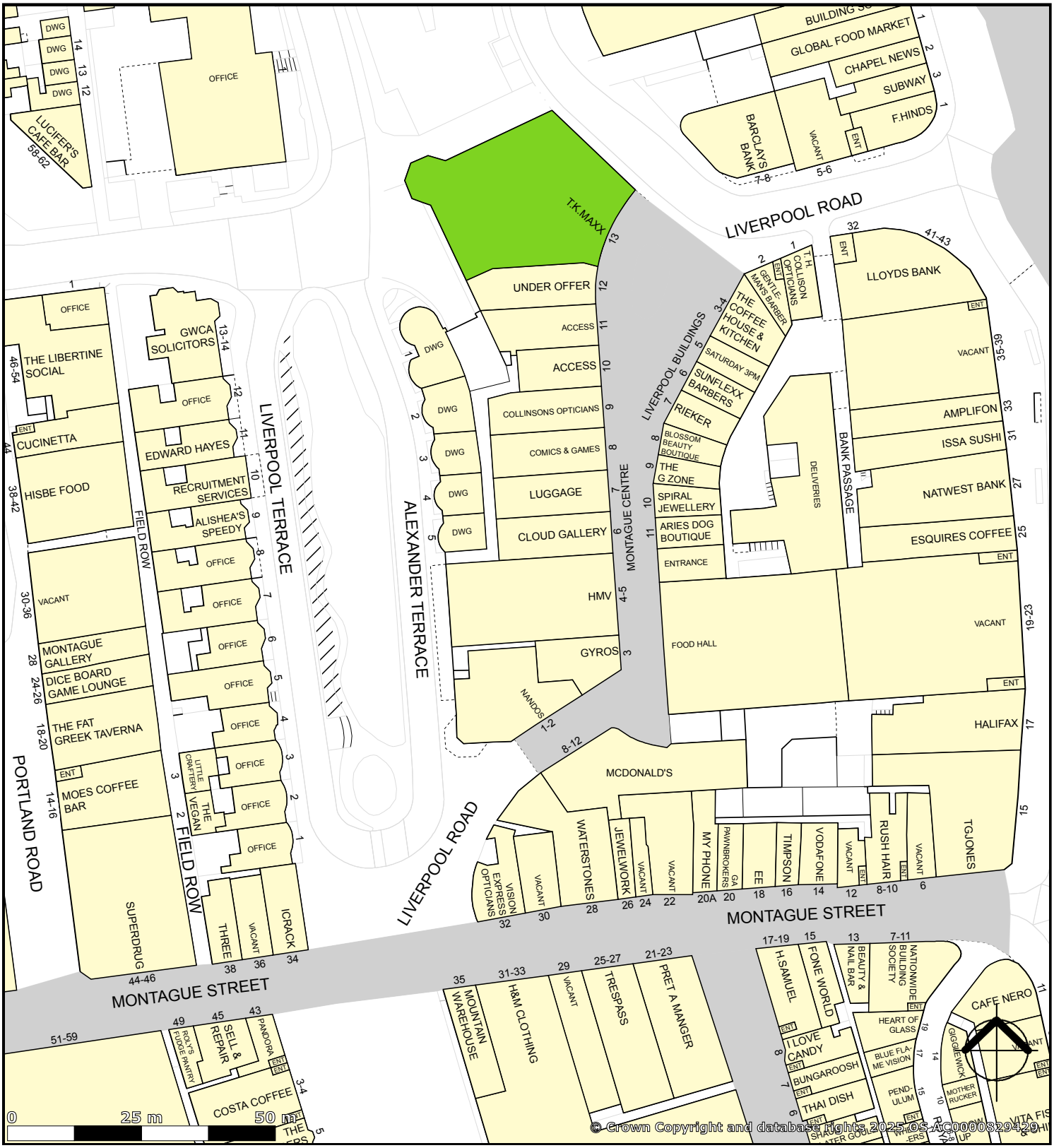


Existing Ground Floor Plan

Scale 1:100 @ A1

Eightfold property

13 Montague Centre Worthing



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Plotted Scale - 1:1,000