



PRIME TOWN CENTRE SHOP TO LET

- Centrally Located
- 100% Rate Relief (STS)
- Large Window Frontage
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

116 MONTAGUE STREET, WORTHING, WEST SUSSEX, BN11 3HG

Location

Ideally situated in Worthing town centre in busy Montague Street with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is Worthing which is approximately 0.8 miles away with bus services running regularly nearby and ample street parking available.

Description

The premises is situated in a prime position along Montague Street in Worthing town centre and benefits from a large recessed frontage, open plan shop/office area, additional area to the rear, kitchenette and WC.

The property would suit a variety of different occupiers (STNC). Hot food uses will not be considered.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	435	40.41

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £13,500 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7100. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3344.10. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of E - 102.

VAT

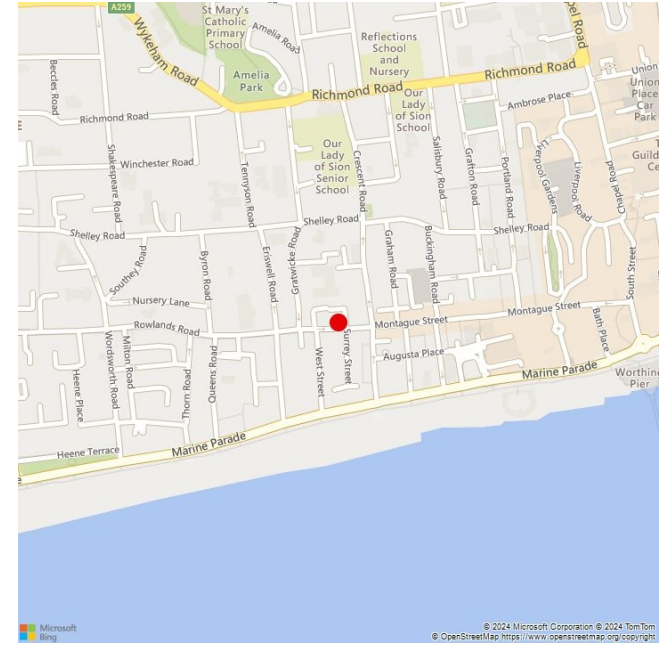
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



Leigh Doherty
01903 792785
leighdoherty@jacobs-steel.co.uk



Nichola Charles
01903 792785
nicholacharles@jacobs-steel.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Jacobs | Steel