



## PRIME RESTAURANT BUSINESS FOR SALE

- Located on a Busy Thoroughfare
- Potential to Add Additional Seating on the First Floor
- Outside Seating on Montagues Street
- Predominantly Open Plan Throughout

Interested in this property? Please contact us on 01903 792785

# 64 MONTAGUE STREET, WORTHING, WEST SUSSEX, BN11 3HE

## Location

The property is situated in a prime position on the pedestrianised shopping street of Montague Street, the main shopping precinct in Worthing, which is one of the biggest Seaside Towns on the South Coast. Known for its shopping, eateries, entertainment and Pier, Worthing sits at the foot of the Downs, with Brighton being 11 miles East and Chichester 18 miles West. Numerous multiple retailers are within close proximity including WHSmith, Café Nero, Nando's, MacDonald's, together with numerous independent retailers.

## Description

This fully fitted property is currently trading as Hami, and is arranged over ground and first floors. There are 20 covers on the ground floor, with further seating on Montague Street. There is a large open plan serving / cooking area, together with a customer WC. On the first floor, there are male and female WC's, shower facilities, a large preparation area, a store room and a staff room. Further features include 3-phase electrics, air conditioning, LED lighting and wood strip flooring. There is potential to create more seating on the first floor.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>1,701</b>	<b>158.02</b>

## Tenure

The premises are held on a lease for a term of ten years, from September 2021.

## Rent

The rent is £29,500 per annum, exclusive, plus VAT.

## Premium

Offers are invited in the region of £75,000 for the lease, business, and fixtures & fittings. Accounts and inventory are available by request.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £21,000. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £9,891.

## EPC

The property has an EPC rating of X.

## VAT

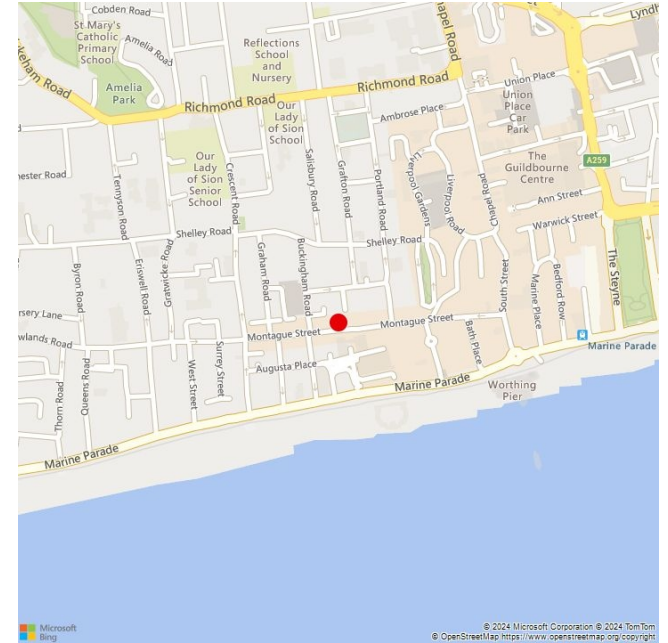
We are informed that VAT is applicable on the terms quoted.

## 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**