



## TOWN CENTRE RETAIL UNIT TO LET

- Busy Thoroughfare
- Centrally Located
- Large Shop Front
- Hot Food Uses Will Not Be Considered

Interested in this property? Please contact us on 01903 792785

# 11 MONTAGUE PLACE, WORTHING, WEST SUSSEX, BN11 3BG

## Location

The property is situated in a prime position on the pedestrianised shopping area of Montague Place, the main shopping precinct in Worthing, which is one of the biggest Seaside Towns on the South Coast. Known for it's 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 including Costa, H&M, Pandora, Superdrug, together with numerous independent retailers.

## Description

Situated in a prime central location, the property comprises a well-presented, split-level retail unit, formerly occupied as a hair and beauty salon. It features a prominent and attractive bay-fronted shop front.

Internally, the ground floor offers primarily open-plan retail space, with a staircase leading to an upper area currently arranged with four hair stations.

The lower ground floor is divided into treatment rooms and includes the benefit of a shower room. Separate WC facilities are also located on this level. The layout and existing fit-out are well-suited to continued use within the health & beauty, although the premises may be adapted for alternative uses (subject to planning).

**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 assumed 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.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,025	95.22

## 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 £20,000 per annum, exclusive.

## Business Rates

Business rates to be assessed.

## EPC

The property has an EPC rating of D - 100.

## VAT

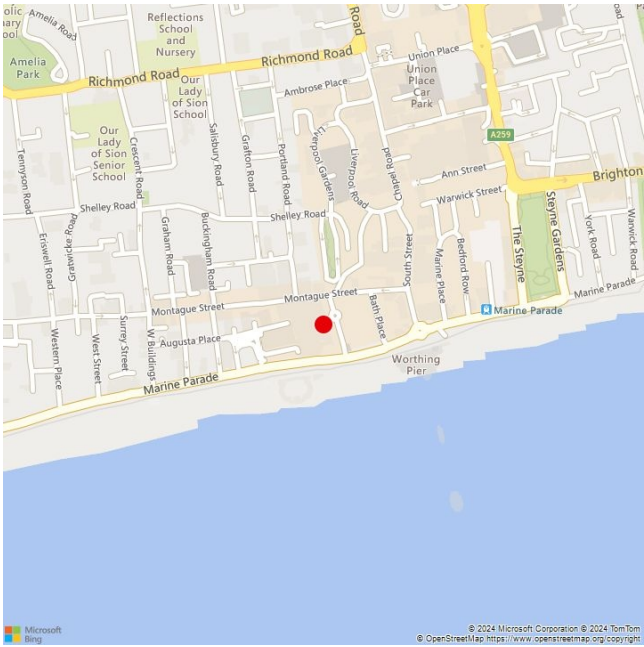
We are informed that VAT is not applicable on the terms quoted.

## 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.



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