



**Town Centre Retail Premises To Let - 2266 Sq Ft**  
 Unit 8 Montague Quarter, Montague Street, Worthing, West Sussex, BN11 1YJ  
**£30,000 per annum**

Nearby Occupiers: McDonald's, HMV, Game & Waterstones

**jackson  
criss**

Michael  
**Jones**  
& Company



## Unit 8 Montague Quarter, Montague Street, Worthing, West Sussex, BN11 1YJ

### Location

Located in the heart of Worthing, Montague Quarter is the main shopping centre for the town linking Montague Street to South Street. Worthing is the largest town in West Sussex with a shopping population of approximately 275,000 and is strategically located on the south coast some 55 miles south of London, 10 miles to the west of Brighton and 13 miles to the east of Bognor Regis. Nearby occupiers include TKMaxx, McDonald's, HMV and Game.

### Description

The premises comprises an open plan ground floor retail area with further storage and WC on the first floor. The property benefits from an A1 retail consent however other commercial uses may be suitable subject to gaining the landlords prior approval and any necessary planning consents. The premises benefit from slat walling, suspended ceiling with inset lighting and is ready for immediate tenant fit out.

### Accommodation

The premises has the following approximate floor areas:

Ground Floor	1967 sq ft
First Floor	299 sq ft
First Floor WC	unmeasured
<b>Total</b>	<b>2266 Sq Ft</b>

### Tenure

The property is available by way of a new full repairing & insuring lease with terms to be negotiated and agreed.

### Rent

£30,000 + VAT per annum exclusive

### Service Charge

A service charge is payable as a contribution for the landlord to maintain the external parts of the building, the cost of this is approximately £8,044 + VAT per annum.

### Buildings Insurance

The tenant is liable to contribute their fair proportion towards the buildings insurance cost which is approximately £673 + VAT per annum.

### Business Rates

According to the VOA website, the property has a rateable value of £36,250. Occupiers are asked to speak with the local rates department to determine what rates are payable and whether there is entitlement to any business rates relief.

### Legal Fees

Each party to pay their own legal costs unless otherwise agreed.



### Viewing

Strictly by appointment through Michael Jones Commercial 01903 201212 or Joint Agents Jackson Criss 02076 377100.

### Virtual Tour

<https://my.matterport.com/show/?m=HCKANQggB7z>

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement

Michael Jones & Company Commercial Department

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