

LEASE FOR SALE

WORTHING

24 Montague Street BN11 3HA

LOCATION

The premises occupy a prime location on the busy pedestrianised section of Montague Street, where nearby traders include **H&M**, **Top Shop**, **Waterstones**, **Trespass**, **Laura Ashley** and **WH Smith**.

THE PROPERTY

The premises are arranged on ground, first and second floors, providing the following approximate floor areas:

Ground Floor Sales	250 sqft	23.33sqm
First Floor	237 sqft	22.01sqm
Second Floor	235 sqft	21.83sqm
Total	722sqft	

LEASE

The property is held on a 5 year lease outside the Act, expiring 19th September 2020. Potential to extend/regear lease.

RENT

£24,000 per annum exclusive.



RATING

The rating have been assessed as follows:

Rateable Value 17/18	£17,250
Rates Payable 17/18	£8,435

Interested parties to make their own enquires with the local authority.

VIEWING

Please contact this office for further information and viewings:

James Peasnell or Sian Fountain - Email: james@jpretail.co.uk / sian@jpretail.co.uk
Tel: 0207 039 0130

