



22 Montague Street

Worthing, BN11 3HA

**Town Centre Ground Floor
Retail Space With First Floor
Storage Space**

1,725.68 sq ft
(160.32 sq m)

- Town Centre Position
- Available Now
- New Lease
- Rental £35,000 PA

22 Montague Street, Worthing, BN11 3HA

Summary

Available Size	1,725.68 sq ft
Rent	£2,916.66 per month
Business Rates	Rate to be reassessed
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises of ground floor retail space, with first floor storage space in the heart of Worthing town centre just off the seafront with nearby occupiers including H&M and WHSmith.

Location

The building is located on the North side of Montague Street with Costa coffee and Cafe Nero a short distance from the building with Pret due to open opposite.

Accommodation

The accommodation comprises of the following

Name	Floor/Unit	Sq ft	Sq m
Ground - Ground Floor Area	Ground	1,657.04	153.94
1st - First Floor Storage	1st	68.64	6.38
Total		1,725.68	160.32

Viewings

Viewings are by appointment via Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £35,000 per annum.

Disclaimer** In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.



Viewing & Further Information



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