

**SHORT TERM LET**



**Prime Town Centre Shop Unit To Let - 1,868 Sq Ft**  
Unit 12 Montague Quarter, Montague Street, Worthing, West Sussex, BN11 1YJ  
**£12,000 per annum**  
\*Temporary Letting, Ready for Immediate Occupation



## Unit 12 Montague Quarter, Montague Street, Worthing, West Sussex, BN11 1YJ

### Location

Located in the heart of Worthing, The Montague Centre is the main shopping centre for the town, linking Montague Street to South Street with a shopper population of 276,000. **The property is adjacent to T K Max with nearby occupiers include Mc Donalds, H&M, Costa Coffee and Pandora.** Worthing is strategically located on the south coast 55 miles south of London, 35 miles South of Gatwick Airport, 10 miles to the west of Brighton and 13 miles to the east of Bognor Regis. Worthing mainline railway station is within approximately 0.8 miles with direct routes to London, Brighton and Littlehampton.

### Description

The property has been recently redecorated and is ready for immediate occupation. The premise comprises an open plan ground floor area with further storage and a WC on the first floor. The property benefits from an A1 retail consent however other commercial uses may suit subject to gaining the landlords prior approval and any necessary planning consents.

### Accommodation

The property has the following approximate floor areas:

Ground Floor	1,377 sq ft
First Floor	491 sq ft
<b>TOTAL</b>	<b>1,868 Sq Ft</b>

### Tenure

The property is available on a temporary letting by way of a new lease for a term of 1-2 years (outside Landlord & Tenant Act 1954) with mutual rolling break clauses throughout, further information available upon request.

### Rent

£12,000 per annum inclusive of service charge and buildings insurance.

### VAT

Please note that VAT is charged on the quoting terms.

### Business Rates

The property has a rateable value of £35,500, rates payable approximately £19,255. **Please note that full business rates exemption will apply until April 2021 due to Covid-19. Please contact the local rates department for further information.**

### Legal Fees

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

### EPC

An EPC is available upon request.

### Viewing

Strictly by appointment through Michael Jones Commercial.



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

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