

**PROMINENT CLASS E PREMISES
FIVE FLOORS - 3,173 SQ FT
SEAFRONT LOCATION
TO LET**



**11 MONTAGUE PLACE
WORTHING
BN11 3BG**

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LOCATION

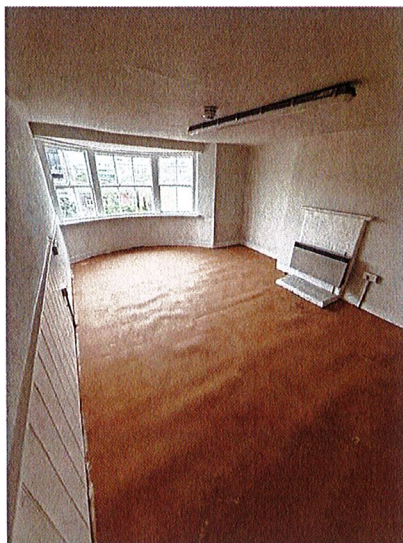
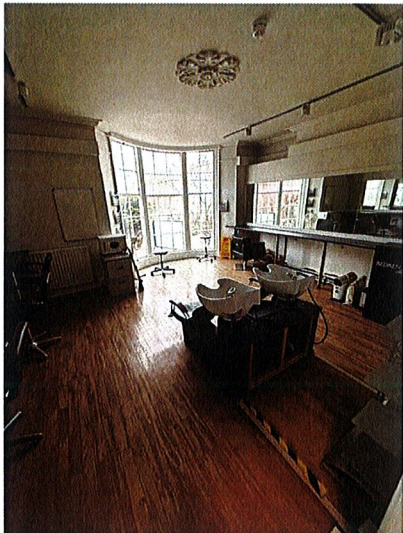
Worthing is a delightful seafront town located to the west of Brighton & the east of Chichester on the Sussex Coast. The property is situated on the western side of Montague Place which runs from Montague Street to Worthing seafront. Nearby occupiers include Costa, Pandora, H&M, Pret, Trespass & Waterstones.

ACCOMMODATION

The premises comprise a class E premises over Lower Ground to fourth floor arranged as follows:

GROUND FLOOR	281 sq ft
UPPER GROUND FLOOR	573 sq ft
LOWER GROUND FLOOR	597 sq ft
FIRST FLOOR	452 sq ft
SECOND FLOOR	452 sq ft
THIRD FLOOR	441 sq ft
FOURTH FLOOR	377 sq ft
TOTAL ACCOMMODATION	3,173 sq ft







TENURE	Leasehold
LEASE	New FRI Lease to be negotiated
RENT	£30,000 per annum exclusive
RATES	Ratable Value: £18,500
VAT	VAT is not chargeable on the terms quoted
LEGAL FEES	Incoming tenant to bear both parties legal costs
VIEWING	Strictly via a prior appointment through agent: Tom Graves Prop Ltd Tel: 01273 233333