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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

RESTAURANT / RETAIL PREMISES + 3 BED MAISONETTE TO LET - NO PREMIUM



167 MONTAGUE STREET, WORTHING, BN11 3BZ

This property is situated on a prominent corner in the non-pedestrianised area of Montague Street in the centre of Worthing. This part of Montague Street forms a secondary extension to the main shopping centre in Worthing.

This corner property consists of a former ground floor restaurant with a 3 bedroom maisonette over. The premises briefly comprise:

Fascia Frontage 16'9 (5.1m)
Total Return Frontage 52' (15.8 m)

Ground Floor Restaurant	width 13' (4m), overall depth 38'9 (11.8m)	in all	504 ft² (46.8 m ²)
	ex-Kitchen area arranged as 3 rooms	in all	366 ft² (34 m ²)
	function room	in all	351 ft² (32.6 m ²)
	separate WC		
		Total size	1,221 ft² (113.4 m ²)
Rear Yard	with open frontage to West Street		
First & Second Floors	3 bedrooms, lounge, kitchen, bathroom and separate WC		

All measurements are approximate

Rateable Value: £14,000

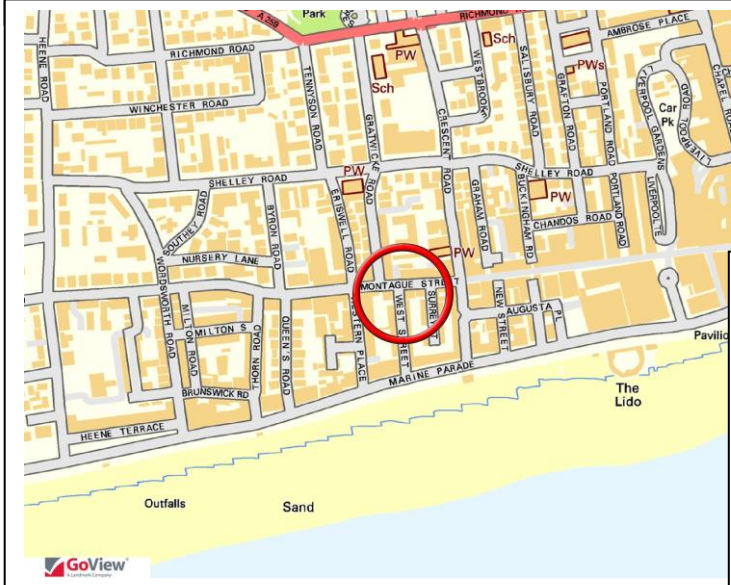
services and amenities not tested

EPC applied for

The premises are **TO LET** on a new lease for a term to be agreed.
Offers of rental are invited in the region of **£20,000 per annum, exclusive.**

NO PREMIUM

Viewing by strict appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER LLP**



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Energy Performance Certificate

Non-Domestic Building



Aroy D
167 Montague Street
WORTHING
BN11 3BZ

Certificate Reference Number:
9329-3083-0106-0700-1391

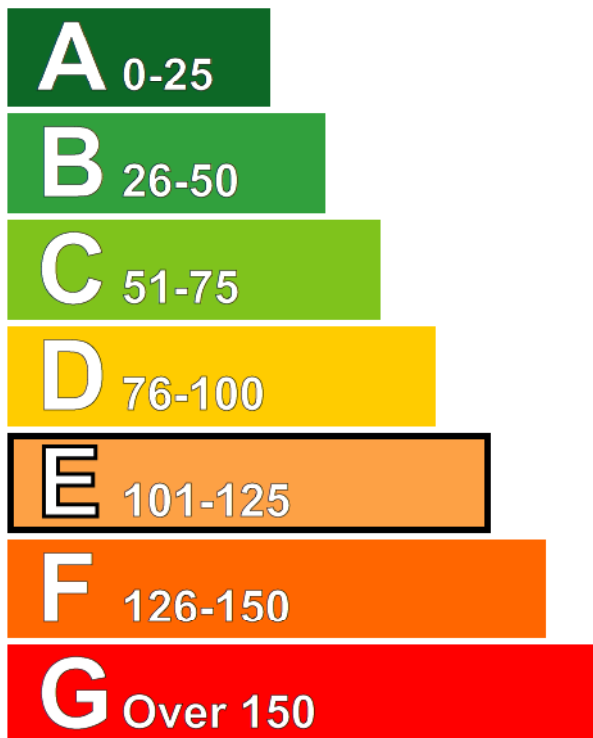
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 106 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	222
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	123.21

Benchmarks

Buildings similar to this one could have ratings as follows:

46	If newly built
79	If typical of the existing stock