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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.

# PRIME PEDESTRIANISED RETAIL THOROUGHFARE SHOP PREMISES

**In all 2,131 ft<sup>2</sup> (198 m<sup>2</sup>)  
TO LET – NO PREMIUM**



## 74 MONTAGUE STREET, WORTHING

Situated in this busy retail thoroughfare in the popular coastal town of Worthing amongst numerous multiple retailers including Marks & Spencer, Argos, Poundland, Body Shop, The Works, New Look, Claire's Accessories, etc. (see location plan overleaf). The premises briefly comprise:

<b>Ground Floor Shop</b>	width <b>19'3</b> (5.8m) overall depth <b>70'6</b> (21.3m) providing a sales area of <b>1,271 ft<sup>2</sup></b> (119m <sup>2</sup> )
<b>First Floor</b>	large storeroom and kitchen facilities in all <b>860 ft<sup>2</sup></b> (80m <sup>2</sup> ) WC

All measurements are approximate

Amenities not tested

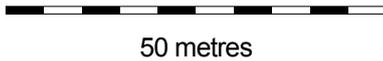
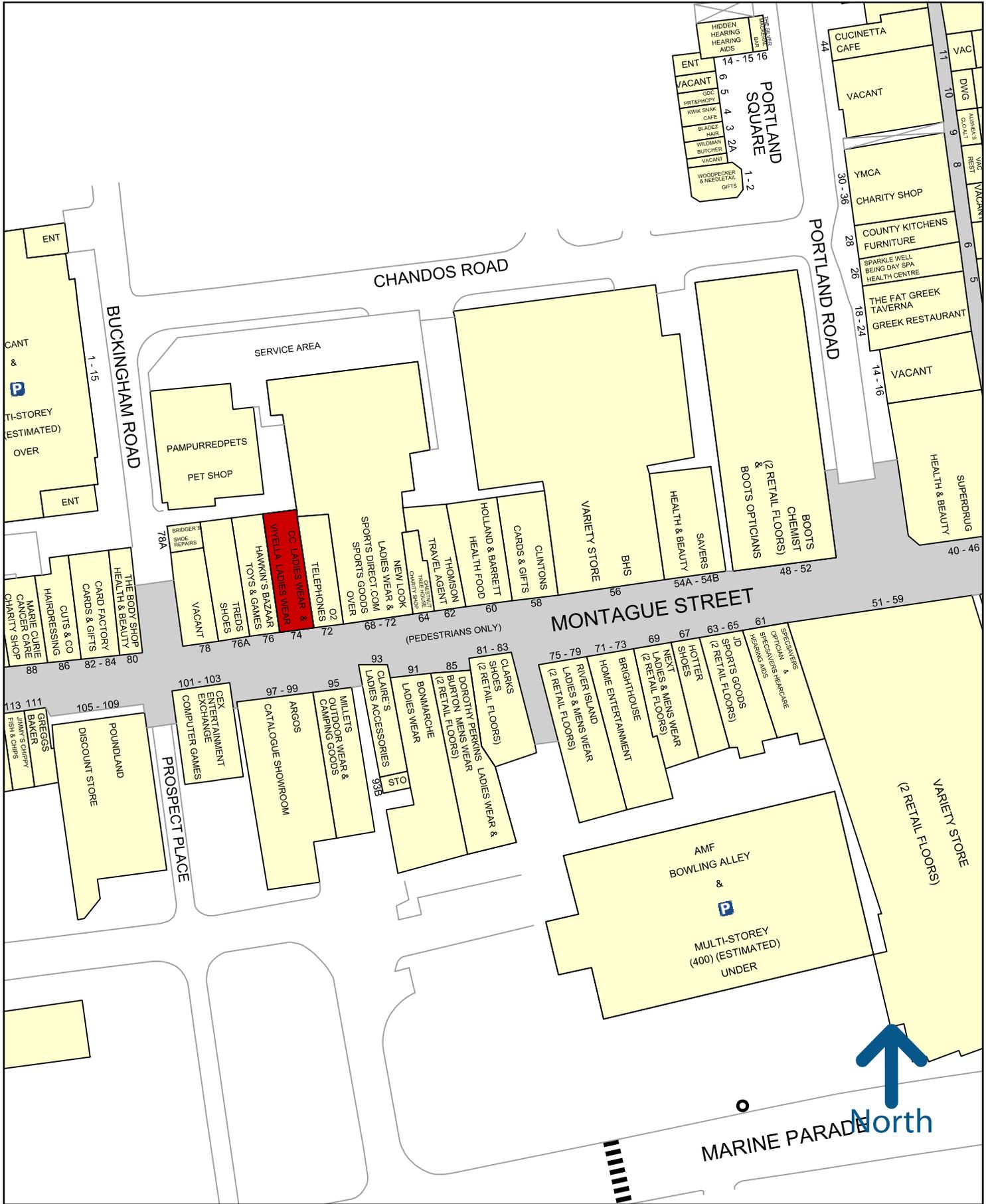
Rateable Value: £63,500

The premises are **TO LET** on a long or short term basis for a term to be agreed.  
Offers of rental are invited in the region of **£45,000 per annum exclusive** plus VAT.

## **NO PREMIUM**

*NB: Under the Estate Agents Act 1979 we declare the freehold owners of this property are a limited company and whose directors are connected to this firm, Graves Son & Pilcher LLP*

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



50 metres

Experian Goad Plan Created: 03/06/2016  
Created By: Graves Son and Pilcher LLP



# Energy Performance Certificate

Non-Domestic Building



74 Montague Street  
WORTHING  
BN11 3HE

Certificate Reference Number:  
0260-7979-0306-6900-2084

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 80

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m<sup>2</sup>): 241

Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 78.88

## Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

86 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.