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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 1,794 ft² (166 m²)
TO LET – NO PREMIUM



76A MONTAGUE STREET, WORTHING

Situated in this busy retail thoroughfare in the popular coastal town of Worthing amongst numerous multiple retailers including Marks & Spencer, New Look, Argos, etc. (see location plan attached).

The premises benefits from rear loading access and briefly comprises:

Frontage 20'5 (6.2m)

Ground Floor Shop width 19'10 (6m) overall depth 50'2 (15.29m)
providing a sales area of 995 ft² (92m²)

First Floor storeroom and kitchen facilities in all 779 ft² (74m²)
male and female WC facilities

All measurements are approximate

Services & amenities not tested

Rateable Value: £39,000

The premises are **TO LET** on a new lease for a term to be agreed.
Offers of rental are invited in the region of **£40,000 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**

Energy Performance Certificate

Non-Domestic Building



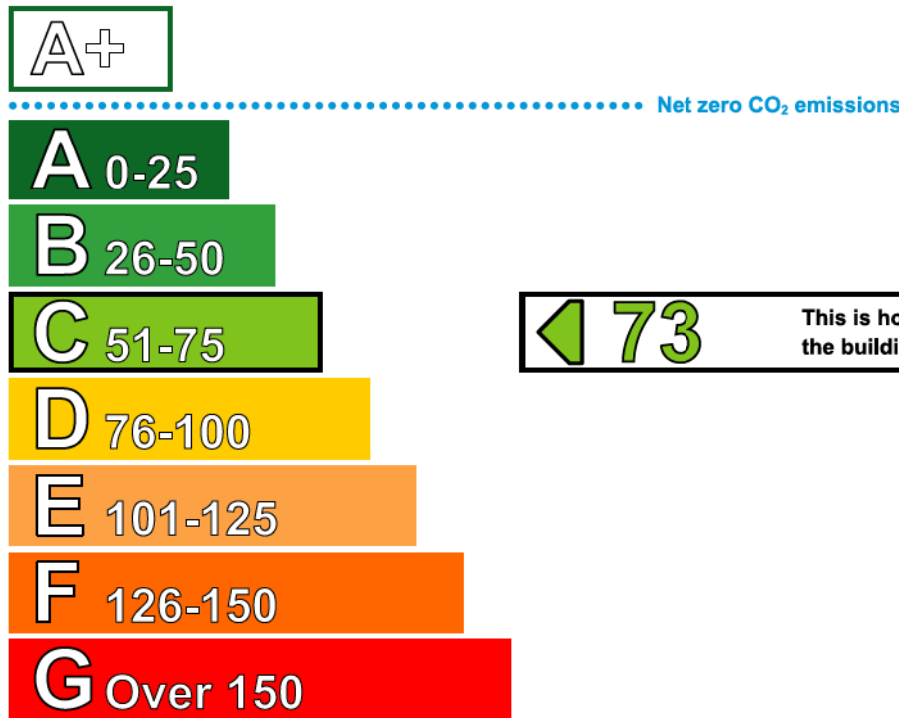
Treds
76a Montague Street
WORTHING
BN11 3HE

Certificate Reference Number:
0999-2054-2730-2200-3203

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	260
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	52.25
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

