



**Tenure**  
Freehold.

**Location**

Worthing is located on the south coast, some 12 miles west of Brighton, about 60 miles south of London, and serves a population of 100,000, together with a significant seasonal influx of tourists. The town enjoys good communications being served by the A27 and A24, as well as regular rail services.

The property is situated in the town centre in the local conservation area on the corner of Montague Street and Bath Place close to the Montague Shopping Centre.

Occupiers close by include Topshop/Topman (opposite), Waterstones, McDonald's, Carphone Warehouse, Vision Express, H&M, Costa, Monsoon and Marks & Spencer.

**Description**

The property is arranged on basement, ground and three upper floors to provide a ground floor shop unit with basement - hatch access only (No. 17), which interconnects with the adjacent unit (No. 19) which does not form part of the property to be sold, plus a second ground floor shop unit and basement ancillary (No. 15) which has been sublet to a phone shop, ancillary accommodation on the three upper floors of Bath Place and two maisonettes above (No's 15/17) which are separately accessed from an alley to the east via an external staircase.

The property provides the following accommodation and dimensions:

<b>Gross Frontage (No. 17)</b>	<b>4.60 m</b>	<b>(15' 1")</b>
<b>Net Frontage (No. 17)</b>	<b>3.75 m</b>	<b>(12' 4")</b>
<b>Gross Frontage (No. 15 – sublet)</b>	<b>3.05 m</b>	<b>(10' 0")</b>
<b>Net Frontage (No. 15 – sublet)</b>	<b>2.75 m</b>	<b>(9' 0")</b>
<b>Shop Depth</b>	<b>14.10 m</b>	<b>(46' 3")</b>
<b>Built Depth</b>	<b>16.55 m</b>	<b>(54' 4")</b>

<b>Ground Floor (No. 17)</b>	<b>75.49 sq m</b>	<b>(813 sq ft)</b>
<b>Basement (Not inspected)</b>		
<b>Ground Floor (No. 15 – sublet)</b>	<b>43.62 sq m</b>	<b>(470 sq ft)</b>
<b>Basement (Not inspected) (1)</b>	<b>36.17 sq m</b>	<b>(389 sq ft)</b>
<b>First Floor (Bath Place)</b>	<b>31.60 sq m</b>	<b>(340 sq ft)</b>
<b>Second Floor (Bath Place)</b>	<b>26.72 sq m</b>	<b>(288 sq ft)</b>
<b>Third Floor (Bath Place)</b>	<b>20.64 sq m</b>	<b>(222 sq ft)</b>
<b>First &amp; Second Floor (Montague Street) – Two Maisonettes (Not presently used by the tenants)</b>		

(1) Areas taken from [www.voa.gov.uk](http://www.voa.gov.uk)

**Tenancy**

The entire property is at present let to H SAMUEL LTD for a term of 10 years from 14th November 2014 at a current rent of £44,000 per annum. The lease provides for a rent review and tenant's option to break at the end of the fifth year of the term and contains full repairing and insuring covenants subject in part to a schedule of condition. The previous lease was for a term of 25 years from 6th May 1989 at a rent of £75,000 per annum.

The ground floor and basement of 15 Montague Street have been sub-let to Gadgets 4 UK Retail Ltd.

**Tenant Information**

No. of Branches: 300+.  
Website Address: [www.hsamuel.co.uk](http://www.hsamuel.co.uk)  
For the year ended 2nd February 2013, H Samuel Ltd reported a turnover of £243.45m, a pre-tax profit of £9.902m and shareholders' funds and a net worth of £90.232m. (Source: riskdisk.com 04.11.2014)

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

**Worthing**  
**15/17 Montague Street & 9 Bath Place**  
**West Sussex**  
**BN11 3AX**

- **Attractive Freehold Shop Investment**
- Let to H Samuel Ltd by way of a lease renewal for a further 10 years at a rebased rent
- Prominent town centre position
- Includes two maisonettes above
- Rent Review 2019
- Current Rent Reserved  
**£44,000 pa**

**SIX WEEK COMPLETION AVAILABLE**

