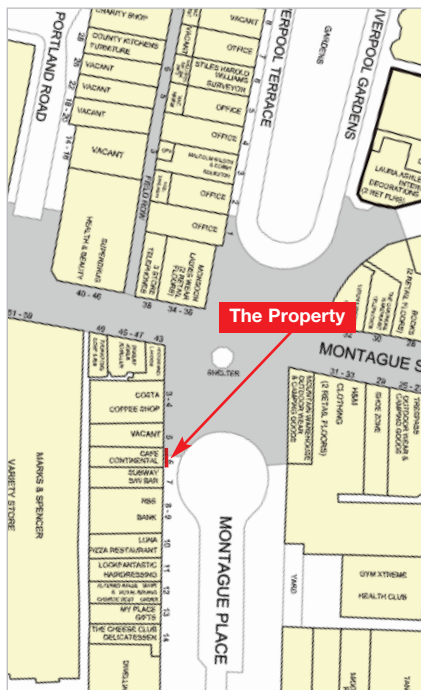


# **Worthing** **6 Montague Place** **West Sussex** **BN11 3BG**

- **Attractive Freehold Café Investment Close to Seafrost**
- Let until 2028 (No breaks)
- Let with upper floor maisonette
- Rent Review 2018
- Current Rent Reserved  
**£30,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



**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 South Street Conservation Area, close to the junction of Montague Place with Montague Street, the main shopping area for the town. Occupiers in the immediate vicinity include Ladbrokes, Costa, RBS, Accessorize, Monsoon, whilst Marks & Spencer, Boots, Superdrug, Waterstones and H&M are close by on Montague Street. The Montague Centre is also a short distance to the north.

**Description**  
 The property is arranged on ground and three upper floors to provide a café premises, having trading areas to ground and first floors, and owners accommodation on second, third and attic floors, access to which is from within the building.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	5.60 m	(18' 5")
<b>Net Frontage</b>	5.10 m	(16' 9")
<b>Shop Depth</b>	15.70 m	(51' 6")
<b>Built Depth</b>	19.05 m	(62' 6")
<b>Ground Floor</b>	84.00 sq m	(904 sq ft)
<b>First Floor</b>	36.76 sq m	(396 sq ft)
<b>Second, Third Floors and Attic – 5 Rooms, Kitchen, Bathroom and Shower Room</b>		

**Tenancy**  
 The entire property is at present let to J P McEVOY for a term of 20 years from 4th April 2008, at a current rent of £30,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

**VAT**  
 VAT is not applicable to this lot.

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

**Energy Performance Certificate**  
 EPC Rating 106 Band E (Copy available on website).