

CLASS E OPPORTUNITY

HASTINGS

UNIT SU48A

PRIORY MEADOW

Description

Priory Meadow comprises the prime retailing pitch within Hastings being anchored by **M&S**, **Primark** and **H&M** and providing a 1,100 space car park.

The subject unit is adjacent to **Divine Brow Bar**. Occupiers in close proximity include **M&S**, **Vodafone**, **H&M**, **H Samuel** and **Yours**. Other retailers in the centre include **JD Sports**, **The Works** and **Poundland**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor, comprising the following areas:

Ground Floor	447 sq. ft.	(41.52 sq. m)
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Lease

A new effectively full repairing and insuring lease for a term to be agreed.

Rent

£12,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £3,910.67 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£23,750
UBR (26/27)	0.382p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through sole gents, **Green & Partners**, contacting:

Frankie Souto **07497 390998**
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Matt Beardall **07912 746923**
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Subject to Contract

