

CLASS E OPPORTUNITY

HASTINGS

UNIT 35

PRIORY MEADOW

SUBJECT TO VACANT POSSESSION

Description

Priory Meadow is the prime retailing pitch within Hastings and is anchored by **M&S**, **Primark** and **H&M**. The scheme benefits from a 1,100 space car park.

A prominent corner unit in the heart of the scheme opposite H&M and in close proximity to **Vodafone**, **Schuh** and **M&S**.

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

Accommodation

The premises are arranged over ground and first floors, comprising the following areas:

Ground Floor	1,384 sq. ft.	(128.57 sq. m)
First Floor	1,267 sq. ft.	(117.70 sq. m)
Total	2,651 sq. ft.	(246.28 sq. m)

Lease

A new FRI lease for a term to be agreed.

Rent

£55,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £13,300 per annum.



Business Rates

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

Rateable Value	£42,250
UBR (24/25)	0.499p

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

EPC

An EPC has been commissioned. 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:

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Subject to Contract

