

# CLASS E OPPORTUNITY HASTINGS

# UNIT 35 PRIORY MEADOW

# SUBJECT TO VACANT POSSESSION



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 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:

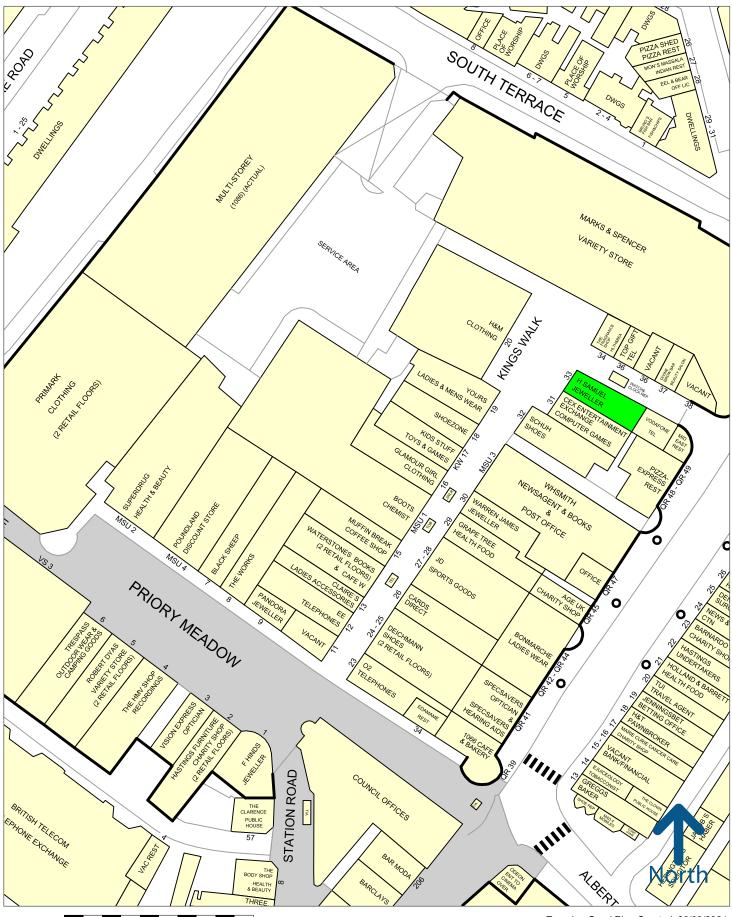
Sophie Marich 07375 625623 sophie.marich@greenpartners.co.uk

Matt Beardall 07912 746923 matt.beardall@greenpartners.co.uk

Subject to Contract









Experian Goad Plan Created: 26/03/2024 Created By: Green and Partners