

CLASS E OPPORTUNITY

HASTINGS

UNIT SU35

PRIORY MEADOW



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**, **CEX**, **H&M**, 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 effectively full repairing and insuring lease for a term to be agreed.

Rent

£55,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £15,178.07 per annum.

Business Rates

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

Rateable Value	£45,000
UBR (26/27)	0.382p

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

