

CLASS E OPPORTUNITY

HASTINGS

UNIT MSU2

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. Retailers in proximity include **Superdrug**, **HMV**, **Pandora**, **Robert Dyas**, **Trespass**, and the new **Hays Travel**.

The unit is located in the heart of Queens Square opposite the entrance to **Primark**.

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

Accommodation

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

Ground Floor 11,833 sq. ft. (1,103.96 sq. m)

Lease

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

Rent

Upon application.

Service Charge

The current service charge for the financial year is £73,856 per annum.



Business Rates

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

Rateable Value	£161,000
UBR (26/27)	0.43p

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

EPC

The property has an EPC rating of D 78. 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 agents, **Green & Partners**, contacting:

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

Frankie Souto 07497 390998
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Subject to Contract and Vacant Possession

