

CLASS E OPPORTUNITY

HASTINGS

UNIT SU11

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.

The unit is in close proximity to **Poundland, The Works** and **O2**. Other retailers in the centre include **Superdrug, Boots, Deichmann, Waterstones** and **JD**.

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	2,404 sq. ft.	(223.34 sq. m)
First Floor	1,926 sq. ft.	(178.93 sq. m)
Total	4,330 sq. ft.	(402.27 sq. m)

Lease

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

Rent

£65,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £24,199.35 per annum.

Business Rates

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

Rateable Value	£54,500
UBR (26/27)	0.43p

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:

Matt Beardall

07912 746923

matt.beardall@greenpartners.co.uk

Frankie Souto

07497 390998

frankie.souto@greenpartners.co.uk

Subject to Contract

