

# 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:

<b>Ground Floor</b>	2,404 sq. ft.	(223.34 sq. m)
<b>First Floor</b>	1,926 sq. ft.	(178.93 sq. m)
<b>Total</b>	<b>4,330 sq. ft.</b>	<b>(402.27 sq. m)</b>

### Lease

A new FRI lease for a term to be agreed.

### Rent

# £65,000

per annum exclusive.

### Service Charge

The current service charge for the financial year is £22,481 per annum.

### Business Rates

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

<b>Rateable Value</b>	£50,000
<b>UBR (25/26)</b>	0.546p

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](mailto:matt.beardall@greenpartners.co.uk)

**Sophie Marich** 07375 625623  
[Sophie.marich@greenpartners.co.uk](mailto:Sophie.marich@greenpartners.co.uk)

*Subject to Contract*

# Hastings (Hastings - BSC)

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