

# CLASS E OPPORTUNITY

## HASTINGS

### UNIT SU20

### 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.

The unit is located in the heart of the scheme opposite **WH Smith** and in close proximity to **H&M**, **Schuh** 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>	1,553 sq. ft. (144.27 sq. m)
<b>First Floor</b>	997 sq. ft. (92.62 sq. m)
<b>Total</b>	<b>2,550 sq. ft. (236.90 sq. m)</b>

#### Lease

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

#### Rent

# £60,000

per annum exclusive.

#### Service Charge

The current service charge for the financial year is £15,156 per annum.

#### Business Rates

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

<b>Rateable Value</b>	£47,250
<b>UBR (25/26)</b>	0.499p

All parties are to advised to make their own enquiries 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)

**Ben Sykes** **07572 075103**  
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*Subject to Contract*

