# Unit SU47A Priory Meadow Hastings, TN34 1PH





#### Location

Priory Meadow comprises the prime retailing pitch within Hastings being anchored by Primark, M&S and H&M and providing a 1,100 space car park.

The subject unit is adjacent to M&S and Top Gift. Occupiers in close proximity include H&M, H Samuel, The Perfume Shop and Yours.

Other occupiers within the centre include Superdrug, JD Sports, The Works, and Poundland.

#### **Accommodation**

The premises are arranged over two floors providing the following approximate net internal floor areas:

 Ground Floor
 464 sq ft
 43.12 sq m

 First Floor
 213 sq ft
 19.79 sq m

#### **Terms**

A new FRI lease for a term to be agreed.

#### The Rent

On application

# **Service Charge**

£3,944 per annum

#### Rate

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Ratable Value	£38,000
UBR (2021/22)	49.9p
Rates Payable	£18,962

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

# **Costs**

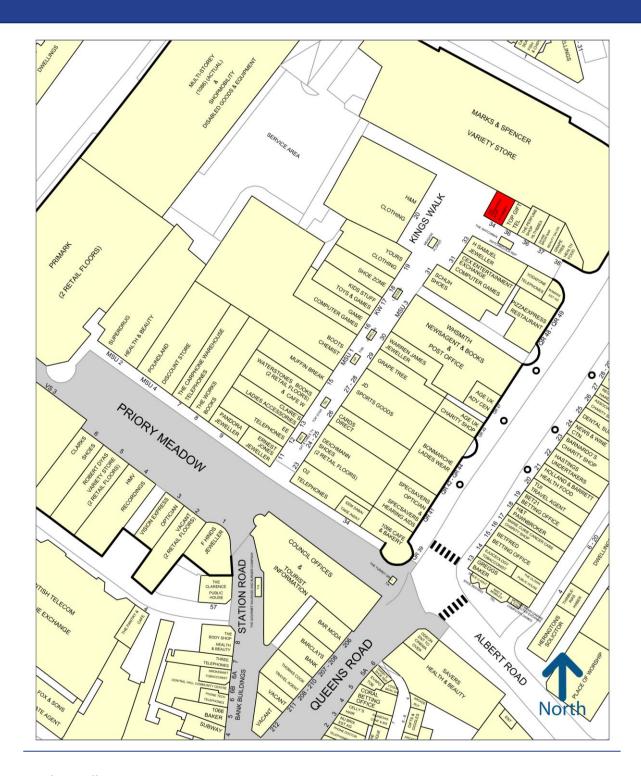
Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

### EPC

An Energy Performance Certificate for the property is available on request.

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# Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

## **Dan Simms**

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