

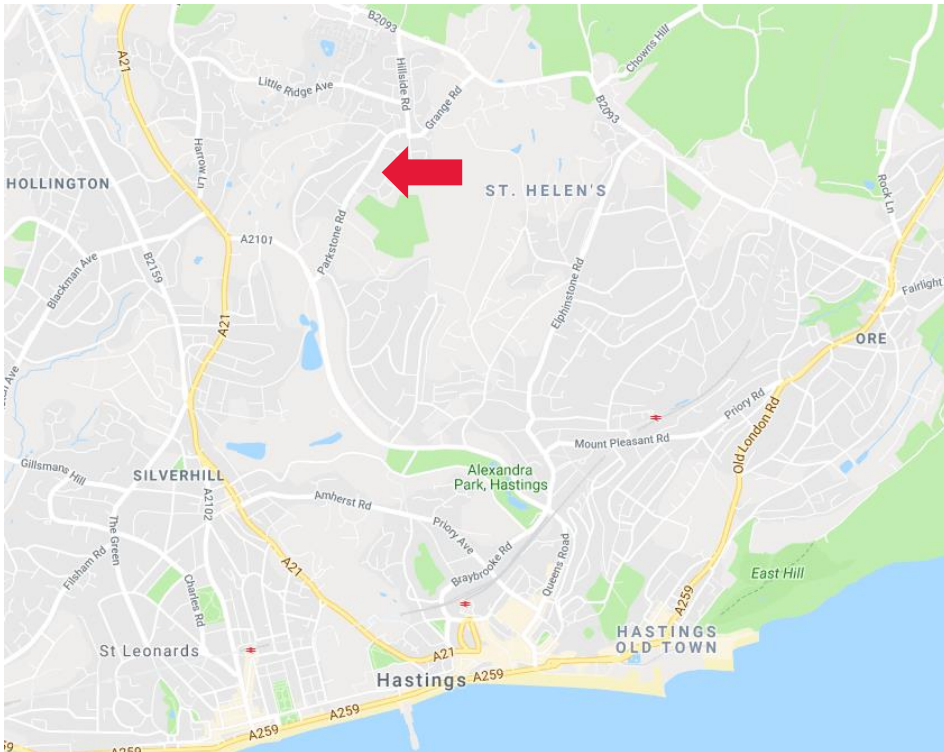


Retail Unit To Let

1-5, Parkstone Parade, Hastings, TN34 2PS



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Location

Nearest Town Hastings

Drive time to A21 8 minutes

We bring to market this excellent retail opportunity located approximately 2 miles to the North of Central Hastings in a largely residential area, on Parkstone Parade. Occupiers within the parade consist of a launderette, Indian Restaurant, Beauty Salon, Day Lewis Pharmacy, and the subject unit.

Transport links are good with the train station towards the north of the city centre, and excellent road networks providing good access to the A21 and the A259, making this property well located.



Description

The property comprises two ground floor retail units, both of which provide large open plan retail floor space with WC facilities. Given the layout and size, the property is suitable for a range of uses subject to planning. Rear access is also available. The parade also benefits from free public parking located to the front of the unit.

Rent

Units 1-3:	£30,000 per annum exclusive
Unit 5:	£15,000 per annum exclusive
Total:	£45,000pa per annum exclusive

Tenure

Available by way of a new lease.

Accommodation

Units 1-3:	2,275 sq.ft	211.35 sq.m
Unit 5:	754 sq.ft	70.05 sq.m
Total:	3,029 sq.ft	281.39 sq.m

Use

It is understood that the building currently benefits from use class A1.
Other uses may be considered subject to planning permission.

Business Rates

Unit 1-3	
Rateable Value:	£21,500
Rates Payable 19/20:	£10,557 per annum

Unit 5	
Rateable Value:	£5,000
Rates Payable 19/20:	£2,400 per annum

Legal Costs

Each party to cover their own legal costs in this transaction.

VAT

All figures are exclusive of VAT

EPC

EPC rating is D (76).

Contact

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