

RETAIL UNIT TO LET

HASTINGS – SU31 PRIORY MEADOW, TN34 1PH



- > Dominant town centre retail offer
- > New lease available
- > Close proximity to H&M, JD Sports & Waterstones

LOCATION

Priory Meadow comprises the prime retailing pitch within Hastings being anchored by M&S, H&M and Primark (opening Winter 2019) and providing a 1,100 space car park.

The subject unit is adjacent to Warren James and JD Sports (opening soon following their upsize). Other nearby occupiers include Waterstones, Deichmann and Boots.

ACCOMMODATION

The unit is arranged over ground and first floors providing the following approximate net internal floor areas:

Ground Floor Sales	1,550 sq ft	144.02 sq m
First Floor Ancillary	605 sq ft	56.21 sq m

Total **2,155 sq ft** **200.23 sq m**

TENURE

A new 10 year full repairing and insuring lease, with a 5th year rent review.

RENT

£70,000 per annum exclusive.

SERVICE CHARGE

Charge for the current year is £11,545 pa.

RATES

The premises are to be reassessed for rating purposes following the completion of separation works.

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

EPC RATING

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

COSTS

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

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Hastings



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