

# CLASS E OPPORTUNITY

# HASTINGS

## UNIT MSU2

## 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. Retailers in proximity include **Poundland**, **Superdrug**, **HMV**, **Pandora** and the new **Hays Travel**.

The unit is located in the heart of Queens Square opposite the entrance to **Primark**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are arranged over ground floor only, comprising the following areas:

**Ground Floor** 11,833 sq. ft. (1,103.96 sq. m)

### Lease

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

### Rent

Upon application.

### Service Charge

The current service charge for the financial year is £70,000 per annum.

### Business Rates

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

<b>Rateable Value</b>	£161,000
<b>UBR (25/26)</b>	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

The property has an EPC rating of D 78. A full report is available upon request.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

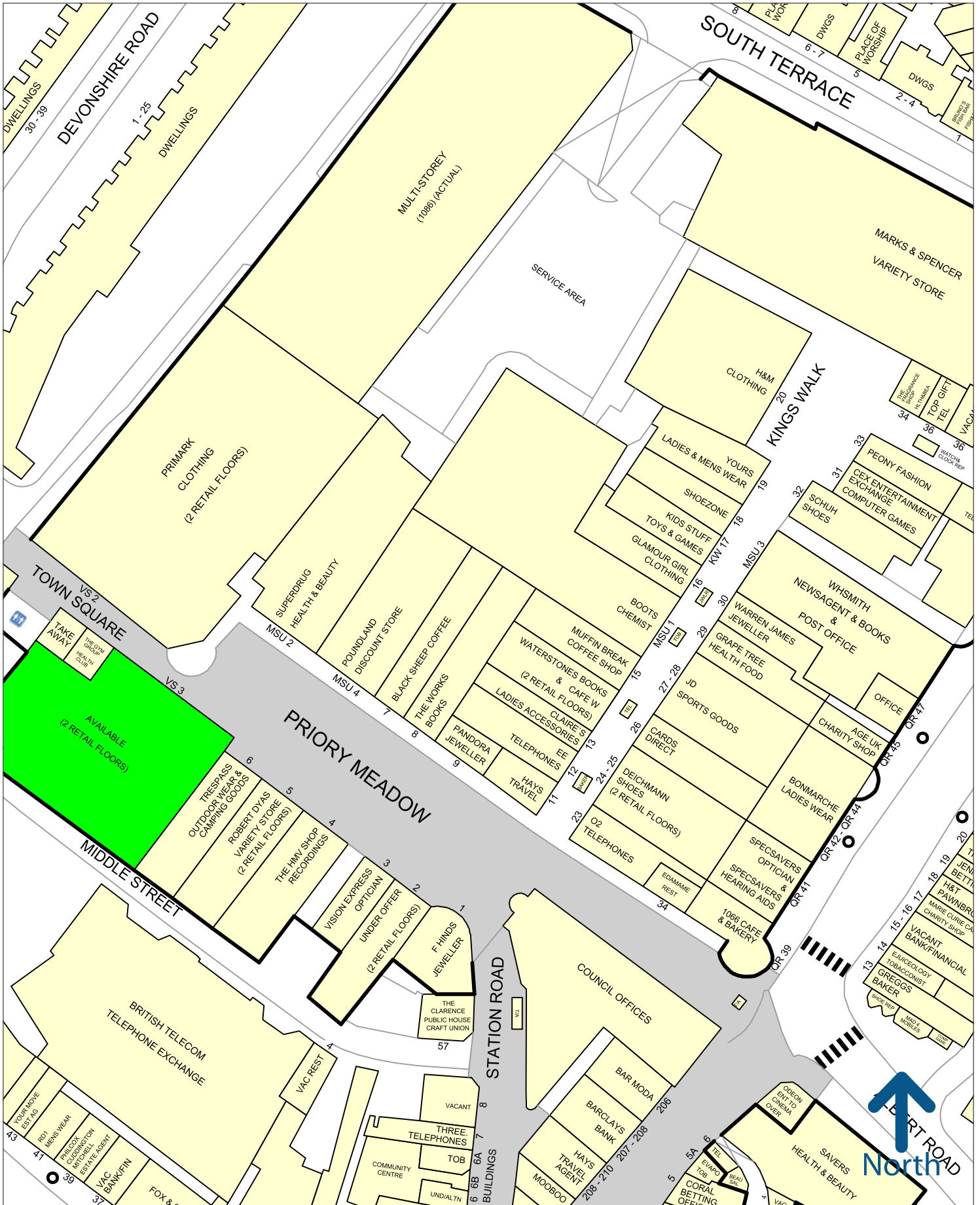
### Viewing

Strictly via appointment through sole agents, **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*



50 metres

Experian Goad Plan Created: 10/02/2025  
Created By: Green and Partners