

meridian

SURVEYORS

Queens Avenue, Hastings

A Lock-up Retail Premises

Rent £11,000pax

Queens Avenue, Hastings TN34 1PA

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Location: Located within Queens Arcade in the heart of Hastings Town Center.

Legal Costs: Both parties legal costs to be borne by the ingoing tenants.

Accommodation: Ground floor retail space approx. 20sqm
First floor approx. 10sqm
Basement approx. 30sqm

Possession: Immediate upon completion of legal formalities.

Amenities: Town Centre Location
Ground Floor Retail Space
First floor with offices
Basement area
Good Size Frontage
Communal WC Facilities

VAT: All prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves of VAT in respect of any transaction.

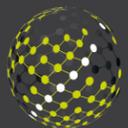
Term: A new lease is available for negotiation, providing flexibility to accommodate your business needs.

Viewing: Strictly by appointment through the agents, Meridian Property.

EPC Asset Rating: E

Rateable Value: The rateable value is £5300. Small business rate relief may be available.

	Sq ft	Sq m
TOTAL APPROX:	322	30



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Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.