

meridian  
SURVEYORS

Queens Avenue, Hastings

A Lock-up Retail Premises

Rent £11,000pax



# Queens Avenue, Hastings TN34 1PA

Rent £11,000pax

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

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

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

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

**EPC Asset Rating:** E

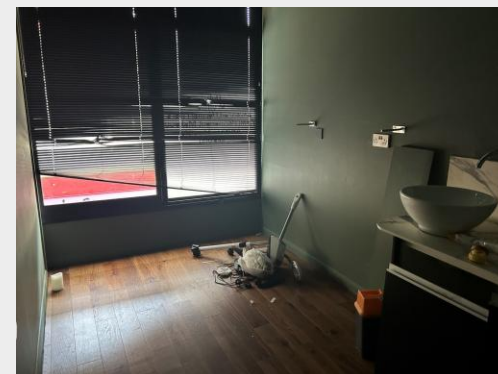
**Rateable Value:** The rateable value is £5300. Small business rate relief may be available.

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

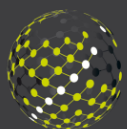
**Possession:** Immediate upon completion of legal formalities.

**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.

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



	Sq ft	Sq m
TOTAL APPROX:	322	30



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Agents 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.