

meridian  
SURVEYORS

Queens Arcade, Queens Avenue, Hastings

A lock up shop premises to let

Rent £13,500pax

## Description:

TWO MONTH RENT FREE PERIOD!

Prime Retail Space in the Heart of Hastings Town Center

Meridian Property are pleased to offer To Let this unique lock up premises. Queens Arcade is the 'birthplace of Television' and is a glass covered walkway from Queens Road and York Gardens. It has housed a mix of small traders since 1882.

Location: Situated within the vibrant Queens Arcade, this lock-up shop premises offers a prime location in the bustling heart of Hastings Town Center, providing an ideal setting for businesses seeking visibility and foot traffic.

The space is thoughtfully designed and well-maintained, offering a versatile layout for various business ventures example: Pop-up Shop, Cafes and Coffee Shops, Consulting Firms, Marketing Agencies, E-Commerce platform, Heath Clinics, Fitness Centre, Wellness Centre, Property Management.

## Location:

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

## Accommodation:

Main shop area approx. 178sqft  
Left hand side approx. 236sqft  
Total approx. 415sqft

## Amenities:

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

## Term:

A new lease for a term to be agreed.

## EPC Asset Rating:

C

## Rateable Value:

The rateable value is £10,250. Small business rate relief may be available.

## Legal Costs:

Each party responsible for their own legal fee.

## Possession:

Immediate upon completion of legal formalities.

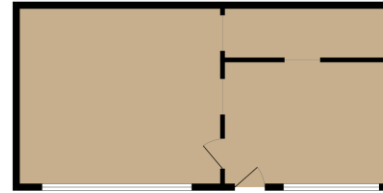
## VAT:

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:

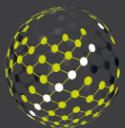
Strictly by appointment through the agents, Meridian Property.

GROUND FLOOR



THESE PLANS ARE FOR INFORMATION ONLY AND DO NOT REPRESENT THE ACTUAL CONDITION OF THE PROPERTY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

	Sq ft	Sq m
TOTAL APPROX:	415	38.66



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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.