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SURVEYORS

## Queens Road, Hastings

A Town Center Retail Premises To Let

Rent £25,000pax

# Queens Road, Hastings TN34 1QY

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## Description:

Meridian Property are pleased to offer To Let this three storey retail premises situation in Hastings Town Center. Previously Greggs Bakery, the ground floor offers a large retail space, two food preparation areas, staff locker room, WC facilities and rear access. Above, there are two further floors with three rooms and various store rooms.

## Location:

Located in Hastings Town Center, opposite Priory Meadow Shopping Center and Odeon Cinema along with other business including banks, Costa Coffee, Marks and Spencer and WH Smiths.

## Accommodation:

Ground Floor:  
Retail Space approx. 416sqft  
Lower Prep Area approx. 133sqft  
Upper Prep Area approx. 204sqft  
Locker Rooms  
WC

First Floor  
Store Room approx. 77sqft  
Stores

Second Floor:  
Store Room approx. 102sqft  
Store Room approx. 106sqft

## Amenities:

Former Greggs Bakery Premises  
High Levels of Footfall  
Large Shop Frontage  
Arranged over Three Floors  
Rear Access  
Town Centre  
Call to View

## Term:

A new lease for a term to be agreed.

## EPC Asset Rating:

D

## Rateable Value:

The rateable value is £22,250.

## Legal Costs:

Each party responsible for their own legal fees.

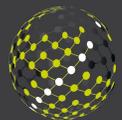
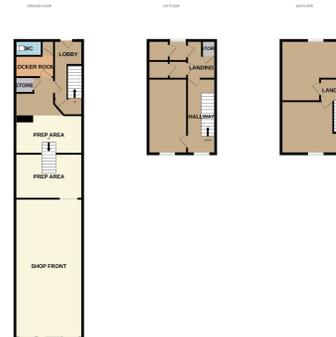
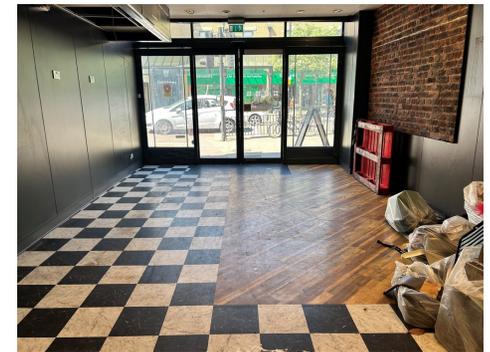
## Possession:

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.



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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