

meridian  
SURVEYORS

## Queens Road, Hastings

A Ground Floor Shop Premises To Let

Rent £9,000pax

**Location:**

Located in Hastings Town Centre with high levels of foot traffic and within close proximity of Priory Meadow Shopping Centre with shops including Marks and Spencer, H&M, Game, Samuels etc.

**Rateable Value:**

The rateable value is £7,900. Small business rate relief may be available.

**Legal Costs:**

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

**Accommodation:**

The total floor area is approximately 665sq ft  
 Kitchen- 47sqft  
 Office-56sqft

**Possession:**

Immediate upon completion of legal formalities.

**Amenities:**

Glass frontage approx. 17ft  
 Office  
 Kitchen  
 WC facilities  
 Fluorescent lighting

**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 for a term to be agreed.

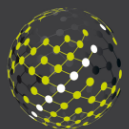
**Viewing:**

Strictly by appointment through the agents, Meridian Property.

**EPC Asset Rating:** TBC



	Sq ft	Sq m
<b>TOTAL APPROX:</b>	<b>665</b>	<b>61</b>



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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.