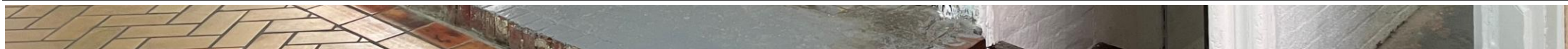


meridian  
SURVEYORS

13 Queens Arcade, Queens Avenue, Hastings

A Lock-up Retail Premises Rent £10,000pax



**Location:**

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

**Possession:**

Immediate upon completion of legal formalities.

**Accommodation:**

Retail space approx. 221sq ft

**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.

**Amenities:**

Town Centre Location  
Good Size Frontage  
Communal WC Facilities

**Viewing:**

Strictly by appointment through the agents, Meridian Property.

**Term:**

A new lease for a term to be agreed.

**EPC Asset Rating: B****Rateable Value:**

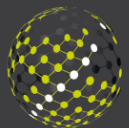
The rateable value is £5470. Small business rate relief may be available.

**Legal Costs:**

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



	Sq ft	Sq m
<b>TOTAL APPROX:</b>	<b>221</b>	<b>20.5</b>



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SURVEYORS

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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.