

**2,000 SQ FT (185.8 SQ M)**  
**PRIME A1 / A2 RETAIL PREMISES**  
**TO LET / FOR SALE**

**LANDLORD INCENTIVES AVAILABLE ON A RENTAL OPTION**



**\*HIGH FOOTFALL TRADING POSITION, OPPOSITE M&S\***  
**40-41 QUEENS ROAD, HASTINGS**  
**EAST SUSSEX TN34 1RE**

Henry Adams HRR Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP  
01403 282519 horsham@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

## **LOCATION**

Hastings is situated on the East Sussex coast, 15 miles east of Eastbourne, 27 miles south of Tunbridge Wells and 53 miles south-east of London. The property is located on the junction of Queens Road and South Terrace opposite Marks and Spencers in The Priory Meadow Shopping Centre. Other nearby occupiers include Santander Bank, Peacocks and local retailers. A location plan and Streetview can be viewed through Google Maps by typing in the property's postcode TN34 1RE

## **DESCRIPTION**

A double -fronted prime retail shop arranged over ground floor extending to 2,000 sq ft (185.8 sq m). Amenities include suspended ceilings with inset lighting, air-conditioning and security window shutters.

## **LEASE OPTION**

The property is available to let upon a new effective full repairing and insuring lease at a commencing rent of £28,000 + VAT per annum exclusive. Subject to terms offered, the Landlord will consider stepped rent and rent free.

## **FREEHOLD INTEREST**

Offers in the region of £285,000 are invited for the freehold interest. The freehold interest includes ground rents from 2x maisonettes (2<sup>nd</sup> / 3<sup>rd</sup> floors) and 2x flats (1<sup>st</sup> floor) totally £200 per annum (£50 per dwelling).

## **LEGAL COSTS**

Each party to be responsible for payment of their own legal costs.

## **PLANNING**

We understand the property falls within a mixed A1 (Shops) and A2 (Financial & Professional Services) use class, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

## **BUSINESS RATES (2020/2021 FINANCIAL YEAR)**

To be re-assessed. Guidance on request can be given on the likely Rateable Value to be set.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has been graded a C (71) rating.

## **VIEWING ARRANGEMENTS**

Strictly by appointment through Henry Adams Commercial [www.henryadams.co.uk/commercial](http://www.henryadams.co.uk/commercial)

## **CONTACT**

Andrew Algar - Head of Commercial Property

01403 282 519

07868 434 449

[andrew.algar@henryadams.co.uk](mailto:andrew.algar@henryadams.co.uk)

## LOCATION MAP - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.