

HASTINGS

30-36 QUEENS ROAD TN34 1QY



Large Prime Store - To Let
Opposite M&S and WHSmith

LOCATION

Hastings is a south coast seaside resort town in East Sussex with a population of c.92,855 situated 55 miles south of London, 31 miles south west of Ashford and 16 miles east of Eastbourne.

The property occupies a prominent trading position at the north end of Queens Road, opposite a secondary entrance to **Priory Meadow Shopping Centre** where anchor tenants include **Marks & Spencer, H&M** and **Primark**.

Other nearby occupiers on Queens Road include **WHSmith, Specsavers** and **Holland & Barrett**.

Priory Meadow benefits from 1,100 parking spaces, whilst other notable tenants include **Boots, JD Sports, Superdrug** and **Waterstones**.

ACCOMMODATION

The property is arranged over ground, first, second and third floors, with the following approximate dimensions and net internal floor areas:-

Gross Frontage	29.83 m	97 ft 8 in
Internal Width	29.03 m	95 ft 3 in
Shop and Built Depth (max)	20.88 m	68 ft 6 in
Ground Floor Sales	455.04 sq m	4,898 sq ft
First Floor Sales	371.80 sq m	4,002 sq ft
Second Floor Ancillary	372.26 sq m	4,007 sq ft
Third Floor Ancillary	162.20 sq m	1,746 sq ft
Total Floor Area	1,361.31 sq m	14,653 sq ft
External Store	60.39 sq m	650 sq ft

The property benefits from **7 car parking spaces** and rear loading, accessible via Russell Street.

TERMS

The property is available by way of a new 15 year full repairing and insuring lease – rent on application.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATEABLE VALUE

The property is to be reassessed for rates – further details are available on request.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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