



37-38 Queens Road, Hastings, TN34 1RE

Freehold Bank Investment

- £33,000 per annum
- Santander UK Plc
- New Lease
- Prominent Position
- £390,000 Freehold
- 8.5% yield
- Hastings Town Centre
- EPC Band C

Summary

Available Size	1,418 to 2,856 sq ft
Price	£390,000
Rateable Value	£44,000
EPC Rating	C (70)

Location

The property occupies a prominent trading position on the east side of Queens Road, located opposite the 290,000 sq ft Priors Meadow Shopping Centre, which offers 1,000 parking spaces and anchor tenants including Marks & Spencer, H&M and Boots. Notable occupiers within the immediate vicinity include Specsavers, Pizza Express and Holland & Barrett.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Sq ft	Sq m
Ground	1,438	133.59
1st	1,418	131.74
Total	2,856	265.33

Terms

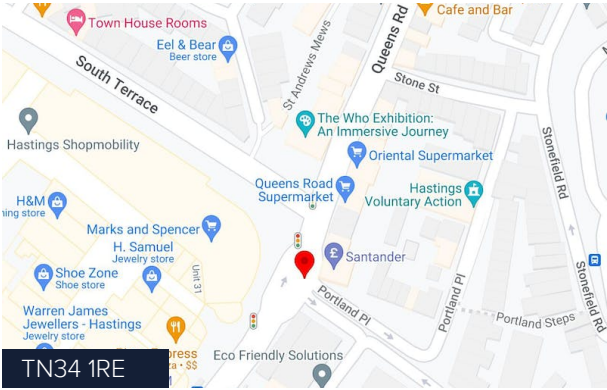
The investment is for sale at £390,000 Freehold subject to existing lease.

VAT is not payable.


Viewings strictly by appointment with Sole Agents.

Lease Information


The property is let by way of a full repairing and insuring lease for a term of 5 years from 25 November 2022 at a rent of £33,000 per annum. There is a tenant only break option at the third anniversary of the lease subject to a £8,250 penalty.



Viewing & Further Information



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