

69 SOUTHERNHAY, BASILDON, ESSEX, SS14 1EU

RETAIL UNIT TO LET 1,620 sq.ft (150.50 m²)



Location

The premises are situated between an entrance to the Eastgate Shopping Centre and Toys 'R' Us, in close proximity to the proposed £50,000,000 redevelopment of the East Walk parade which will see a cinema, bars, restaurants and cafes come to the town centre. The property can be accessed via Southend Arterial Road (A127) and the A13 trunk road. Basildon Station is located 0.5 miles to the East and can be reached by walk within 10 minutes. The nearest car park can be found to the North of the property at Toys 'R' Us, operable by Pay and Display.

Accommodation

Ground floor retail accommodation benefiting from rear loading access with kitchen and WC's. Approximate areas and dimensions area is as follows:

Net Internal Area	1,620 sq.ft (150.50 m ²)
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Terms

The premises are available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed.

Rent

£48,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days.

Service Charge

£2562.00 per annum

Rates

Rateable Value	£26,000
UBR (2018/2019)	48p
Rates Payable	£12,480

Interested parties are advised to verify these figures with Basildon Council on 01268 533333

Energy Performance Asset Rating

E 101-125	106 This is how energy efficient this building is
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Legal Costs

Each party to bear their own.

VAT

All rents and prices stated are subject to Value Added Tax.

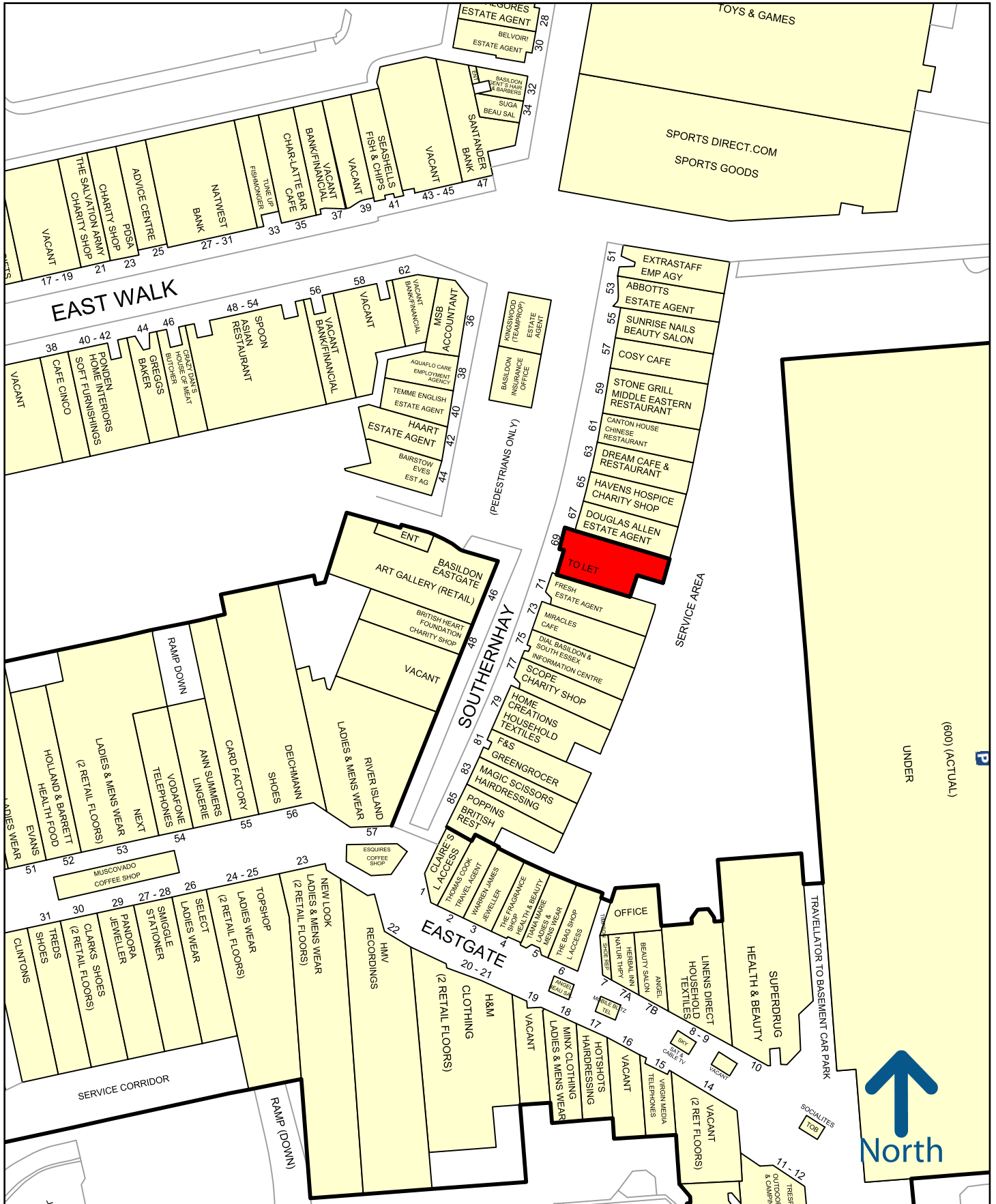
Viewing & Further Information

Strictly by prior arrangement with sole agent Mass & Co

Contact:

Mark Mannering

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50 metres

Experian Goad Plan Created: 15/12/2017
Created By: Mass and Co

