

## 34 EAST WALK, BASILDON, ESSEX, SS14 1HH

### TO LET - RETAIL UNIT WITH A3/A5 CONSENT 1,199 sq.ft ( 111.39 m<sup>2</sup> )



#### Location

The premises are situated in the central part of East Walk between Town Square and Southernhay whilst in close proximity to the Eastgate Shopping Centre. The property is also in the immediate vicinity of the proposed redevelopment of Basildon Town Centre to include a multiplex cinema and various new restaurants. The A127 thoroughfare which in turn provides direct access to the M25 London Orbital Motorway can be reached in under 10 minutes to the North of the property.

#### Accommodation

A self-contained retail unit at ground floor level benefiting from A3/A5 consent providing first floor storage and rear loading access. Gross Internal Areas have been taken from recent plans of the property and are as follows:

<b>Ground Floor</b>	1,199 sq.ft ( 111.39 m <sup>2</sup> )
<b>First Floor</b>	1,222 sq.ft ( 113.53 m <sup>2</sup> )
<b>Total</b>	2,421 sq.ft ( 224.92 m <sup>2</sup> )

#### Terms

The premises are to be offered by way of a new full repairing and insuring lease for a term to be agreed.

#### Rent

£30,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

#### Service Charge

A service charge is applicable in respect of this property. Further details are available on request.

#### Rates

<b>Rateable Value</b>	£29,000
<b>UBR (2017/2018)</b>	46.4p
<b>Rates Payable</b>	£13,514

Interested parties are advised to verify their rates payable with Basildon Council on 01268 533333.

#### Energy Performance Asset Rating

<b>D 76-100</b>	<b>83</b>	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 Mass & Co

Contact:

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