

140-142 CLAY HILL ROAD, BASILDON, ESSEX, SS16 5DF

TO LET - RETAIL UNIT WITH A2 CONSENT
896 sq.ft (83.24 m²)



Location

The premises are situated on a small retail parade in a predominantly residential neighbourhood on Clay Hill Road (B1419) at its junction with Wynters. Both Basildon Town Centre and Station are within approximately half a mile to the north of the property, whilst the A12 to the North and the A13 to the south both provide direct access to the property within 10 minutes.

Accommodation

A corner positioned ground floor retail unit with kitchen, storage and WC's. The property also benefits from A2 consent and return frontage. Approximate areas are as follows:

Ground Floor Sales Area	778 sq.ft (72.28 m ²)
Kitchen/Storage	118 sq.ft (10.96 m ²)
Total	896 sq.ft (83.24 m ²)

Terms

The premises are to be offered on a new 10 year full repairing and insuring lease.

Rent

£18,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Service Charge

A service/maintenance charge is applicable in respect of this property. Details to be provided

Rates

Rateable Value	£11,250
UBR (2018/2019)	48p
Rates Payable	£5,400

Interested parties are advised to verify their business rates obligations and query whether they qualify for small business rates relief with Basildon Council on 01268 533333

Energy Performance Asset Rating

C 51-75 ← **69** This is how energy efficient this building is

Legal Costs

Each party to bear their own.

VAT

VAT may be applicable in respect of this property.

Viewing & Further Information

Strictly by prior arrangement with sole letting agents Mass & Co

Contact:

Zaman Sheikh
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Or

Mark Mannering
mark.mannering@massandco.com