

30 SOUTHERNHAY, BASILDON, ESSEX, SS14 1EL

TO LET - RETAIL UNIT WITH FIRST FLOOR OFFICES
1,510 sq.ft (140.28 m²)



Location

The premises are located on Southernhay, opposite the former Toys 'R' Us store and in close proximity to the eastern entrance to the Eastgate Shopping Centre. Basildon Town Centre will be subject to a regeneration scheme to include plans for a new multicomplex cinema and various new restaurants. Car parking is available directly opposite at the multistorey car park above Toys 'R' Us 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

The premises comprise a ground floor retail unit currently uses for an estate agency together with offices at first floor level and staff accommodation and WC's at second floor level

Ground Floor sales area	660 sq.ft (61.32 m ²)
First Floor	705 sq.ft (65.50 m ²)
Second Floor Kitchen & WC's	145 sq.ft (13.47 m ²)
Total	1,510 sq.ft (140.28 m ²)

Terms

The premises are to be offered by way of a new full repairing and insuring lease for a term to be agreed to be excluded from the Landlord & Tenant Act 1954 governing Security of Tenure.

Rent

£27,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

£1923.00 per annum

Rates

Rateable Value	£15,750
UBR (2018/2019)	48.0p
Rates Payable	£7,560

Energy Performance Asset Rating

D 76-100 ← **86** This is how energy efficient this building is

Legal Costs

Each party to bear their own costs.

VAT

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

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Contact Mark Mannering - mark.mannering@massandco.com

