

1 SOUTH WALK, BASILDON, SS14 1BZ

TO LET - PROMINENT CORNER POSITIONED TOWN CENTRE RETAIL PREMISES

3,732 sq.ft - 3,732 sq.ft (346.71 m² - 346.71 m²)



Location

The premises are situated in Basildon Town Centre on the corner of South Walk and Market Pavement, forming a busy covered parade of retail units fronting Basildon's main central bus station off Southernhay .

South Walk links into The Eastgate Shopping Centre and opposite on Market Pavement plans have recently been granted for the £30 million development of a South Essex Basildon Campus College.

Major neighbouring retailers include Iceland, Debenhams and Shoe Zone.

Accommodation

The premises comprise a large corner retail unit with glazed double frontages at ground floor level plus first floor retail/stores together with ancillary staff areas male & female WC's areas.

There is ample pay and display parking within close proximity to the property.

Approximate areas are as follows:

Ground Floor Sales	2,364 sq.ft (219.62 m ²)
First Floor	1,368 sq.ft (127.09 m ²)
Total	3,732 sq.ft (346.71 m ²)

Terms

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

Rent

£60,000 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

A Service Charge is applicable in respect of this property. Further details on request.

Rates

Rateable Value	£62000
UBR (2019/2020)	£0.501
Rates Payable	£31,062

Prospective Tenants are advised to contact Basildon Borough Council for verification of their business rates liabilities

Energy Performance Asset Rating

C 51-75	64 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 Agents Mass & Co:

Contact:

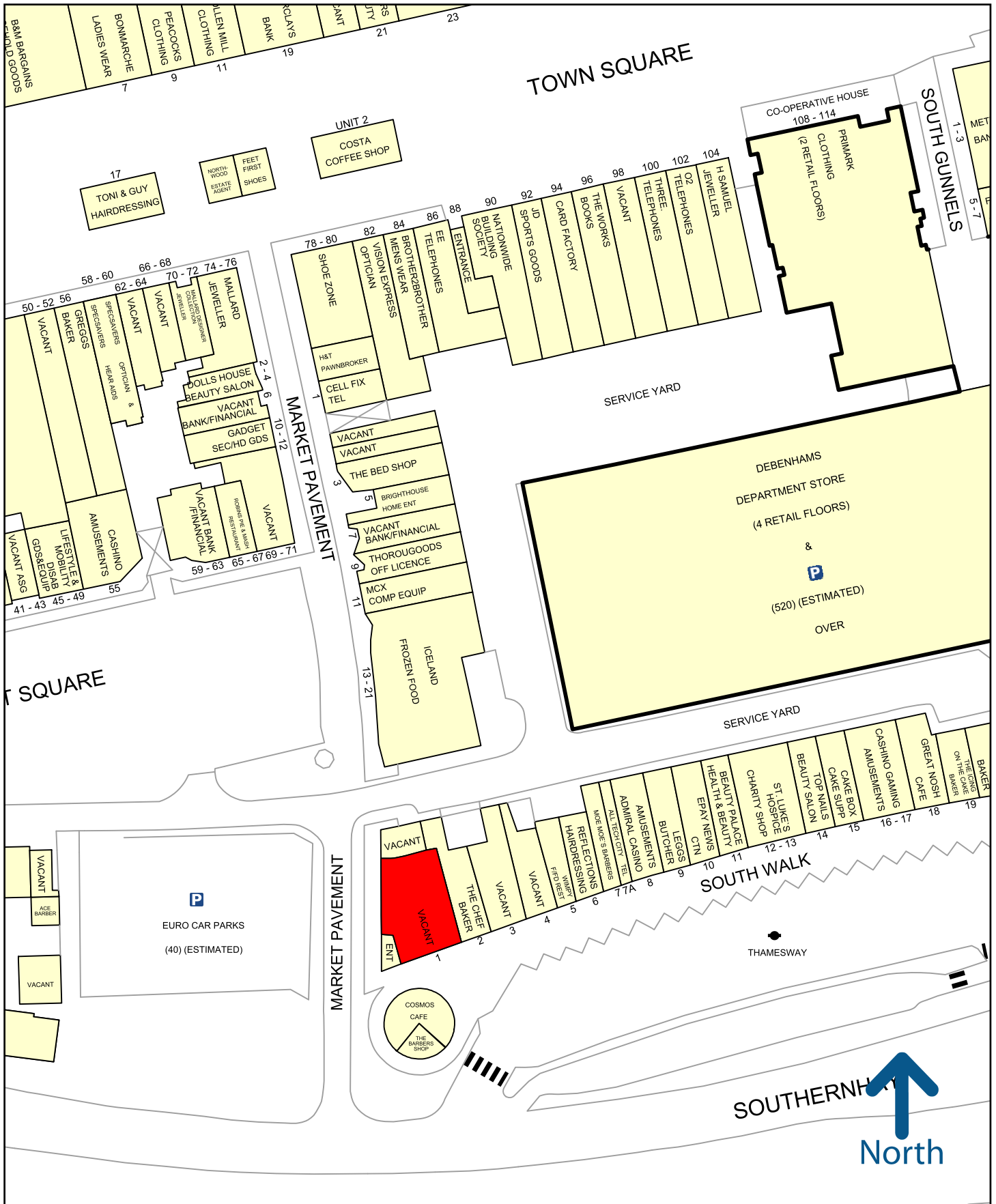
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Experian Goad Plan Created: 12/04/2019
Created By: Mass and Co