

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

1 SOUTH WALK, BASILDON, SS14 1BZ

TO LET - PROMINENT CORNER POSITIONED TOWN CENTRE RETAIL PREMISES

 $3,732 \text{ sq.ft} - 3,732 \text{ sq.ft} (346.71 \text{ m}^2 - 346.71 \text{ m}^2)$



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

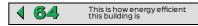
A Service Charge is applicable in respect of this property. Further details on request.

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



Legal Costs

Each party to bear their own.

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

Viewing & Further Information

Strictly by prior arrangement with Sole Agents Mass & Co:

Contact:

Mark Mannering

mark.mannering@massandco.com

Or

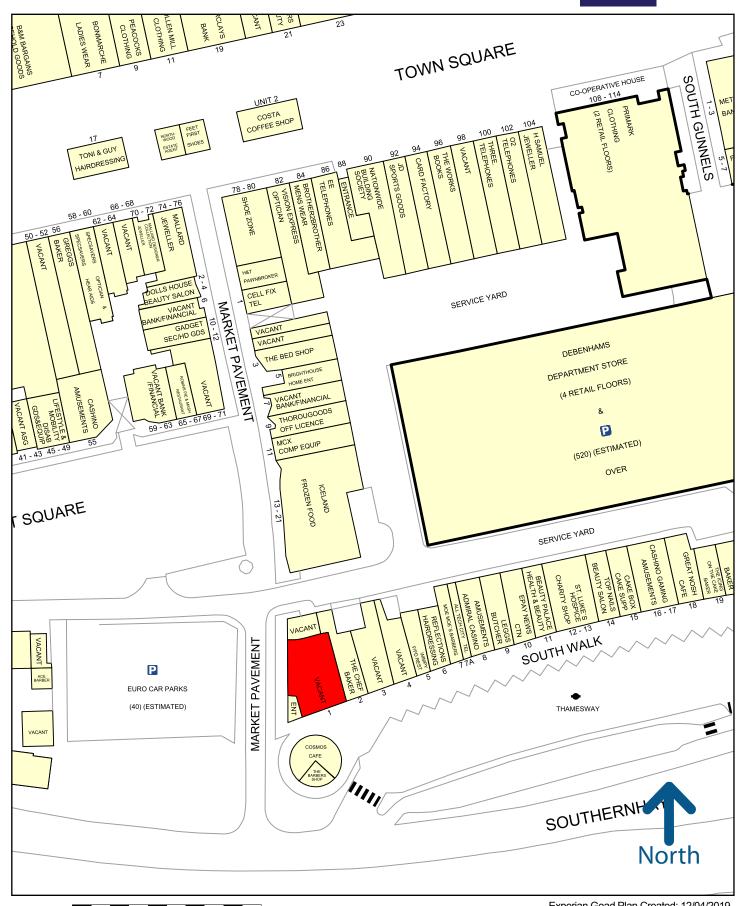
Zaman Sheikh

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50 metres

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