

92 TOWN SQUARE, BASILDON, ESSEX, SS14 1BX

TO LET - TOWN CENTRE RETAIL PREMISES
2,064 sq.ft (191.75 m²)



Location

The premises are located in the centre of Basildon Town. Basildon Railway Station is approximately a 4 minute walk (0.2 miles) to the south and provides a fast and frequent service to London Fenchurch Street. The A127 is located to the north and the A13 to the south, both connecting with the M25 London Orbital Motorway to the west.

Nearby retailers include Nationwide, Primark, Costa Coffee, Card Factory, Boots, Poundland and various others.

Basildon Town Centre is undergoing the development of a new cinema complex and a college campus just a short walk away from the premises.

Accommodation

The accommodation comprise a ground floor retail unit with first floor storage.
Approximate areas are:

Ground Floor Sales	1,860 sq.ft (172.80 m ²)
First Floor	204 sq.ft (18.95 m ²)
Total	2,064 sq.ft (191.75 m ²)

Terms

A new effectively Full Repairing and Insuring Lease for a term to be agreed.

Rent

£55,000 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 on request.

Rates

Rateable Value	£64,500
UBR (2020/2021)	£0.516
Rates Payable	£33,282

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

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

Viewing & Further Information

Contact joint sole agents Mass & Co and GCW Retail

Mark Mannering - mark.mannering@massandco.com

Simon Morris - simon.morris@gcw.co.uk

