

# 01277 201300

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

www.massandco.com

# EAST SQUARE, BASILDON, ESSEX, SS14 1HT

# **AVAILABLE NOW - TO LET - A RANGE OF TOWN CENTRE RESTAURANTS**

1,312 sq.ft - 9,052 sq.ft (121.89 m<sup>2</sup> - 840.96 m<sup>2</sup>)



# Location

The restaurants form part of the new Vue multi-screen cinema and restaurant complex developed by Basildon Borough Council situated on East Square and East Walk, in the heart of Basildon Town Centre. 3 of the units have already been let to Loungers (Orleto Lounge) Nando's and Kaspa's.

# Accommodation

A range of 6 new restaurants with outdoor dining together with a new 10 screen multi-cinema which has been leased to Vue Cinemas and which will open this summer.

Unit 3	2,863 sq.ft ( 265.98 m <sup>2</sup> )
Unit 4	3,100 sq.ft ( 288.00 $\rm m^2$ )
Unit 5	3,089 sq.ft ( 286.98 m <sup>2</sup> )
Unit 5a	1,312 sq.ft ( 121.89 m <sup>2</sup> )

# Terms

The units are to be offered on new 15 year lease terms subject to 5 yearly rent reviews.

# Rent

Upon application. 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 for the common areas will be applicable.

#### Planning & Use

The units are for restaurant use falling within Class E.

Rates	
Unit 3	£58,500
Unit 4	£63,000
Unit 5	To be re-assessed
Unit 5a	To be re-assessed

# **Energy Performance Asset Rating**

24

This is how energy

# Legal Costs

Each party to bear their own legal fees.

# VAT

A

Value added tax will be applicable to the rent and service charge.

# **Viewing & Further Information**

Contact leasing agent Mass & Co:

Mark Mannering - mark.mannering@massandco.com

& Co Ltd for themselves and also as Agents for the seller(s)/les ee(s) of this pr

 the particulars are produced in good faith, are set to ut as a general guide only and do not constitute any part of the contract ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in rela iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and finar part of the contract. anty whatever in relation to this property. to porconal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are

conditional to the transaction