

## 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 Kaspas.

#### 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.

<b>Unit 3</b>	2,863 sq.ft ( 265.98 m <sup>2</sup> )
<b>Unit 4</b>	3,100 sq.ft ( 288.00 m <sup>2</sup> )
<b>Unit 5</b>	3,089 sq.ft ( 286.98 m <sup>2</sup> )
<b>Unit 5a</b>	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

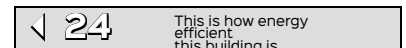
The units are for restaurant use falling within Class E.

#### Rates

<b>Unit 3</b>	£58,500
<b>Unit 4</b>	£63,000
<b>Unit 5</b>	To be re-assessed
<b>Unit 5a</b>	To be re-assessed

#### Energy Performance Asset Rating

A



#### Legal Costs

Each party to bear their own legal fees.

#### VAT

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