

01277 201300

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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 m² - 840.96 m²)



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

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

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