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Mass & Co

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

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EAST SQUARE, BASILDON, ESSEX, SS14 1HT

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

 $1,312 \text{ sq.ft} - 5,963 \text{ sq.ft} (121.89 \text{ m}^2 - 553.98 \text{ m}^2)$



Location

The restaurants form part of the new 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 pre-leased to Empire Cinemas and which will open in summer 2023.

Unit 1	Let to Nandos
Unit 2	Let to Loungers
Unit 3	2,863 sq.ft (265.98 m ²)
Unit 4	3,100 sq.ft (288.00 m ²)
Unit 5	1,312 sq.ft (121.89 m ²)
Unit 5a	1,453 sq.ft (134.99 m ²)
Unit 6	Let to Kaspas Desserts

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

A	1 24	This is how energy efficient this building is

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

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