

**84 TOWN SQUARE, BASILDON, ESSEX, SS14 1BJ**

**TO LET - PRIME TOWN CENTRE RETAIL PREMISES**

1,628 sq.ft ( 151.25 m<sup>2</sup> )



**Location**

The premises occupy a prime trading position within Town Square, adjacent to Primark. Other nearby retailers include Costa, The Works, 3 Mobile, B&M and Vision Express.

**Accommodation**

The premises comprise a ground floor retail unit with approximate areas and dimensions as follows:

<b>Gross Frontage</b>	21'4" ( 6.50 m )
<b>Net Frontage</b>	18'7" ( 5.66 m )
<b>Internal Width</b>	18'2" ( 5.54 m )
<b>Ground Floor</b>	1,638 sq.ft ( 152.18 m <sup>2</sup> )

**Terms**

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

**Rent**

£50,000 per annum exclusive, payable quarterly in advance on the usual quarter days.

**Service Charge**

A service charge is applicable. Further details on request

**Rates**

<b>Rateable Value</b>	£60,000
<b>UBR (2021/2022)</b>	51.2p
<b>Rates Payable</b>	£31,232.00

**Energy Performance Asset Rating**

**C 51-75** **64** This is how energy efficient this building is.

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

Value added tax is applicable to the rent and service charge

**Viewing & Further Information**

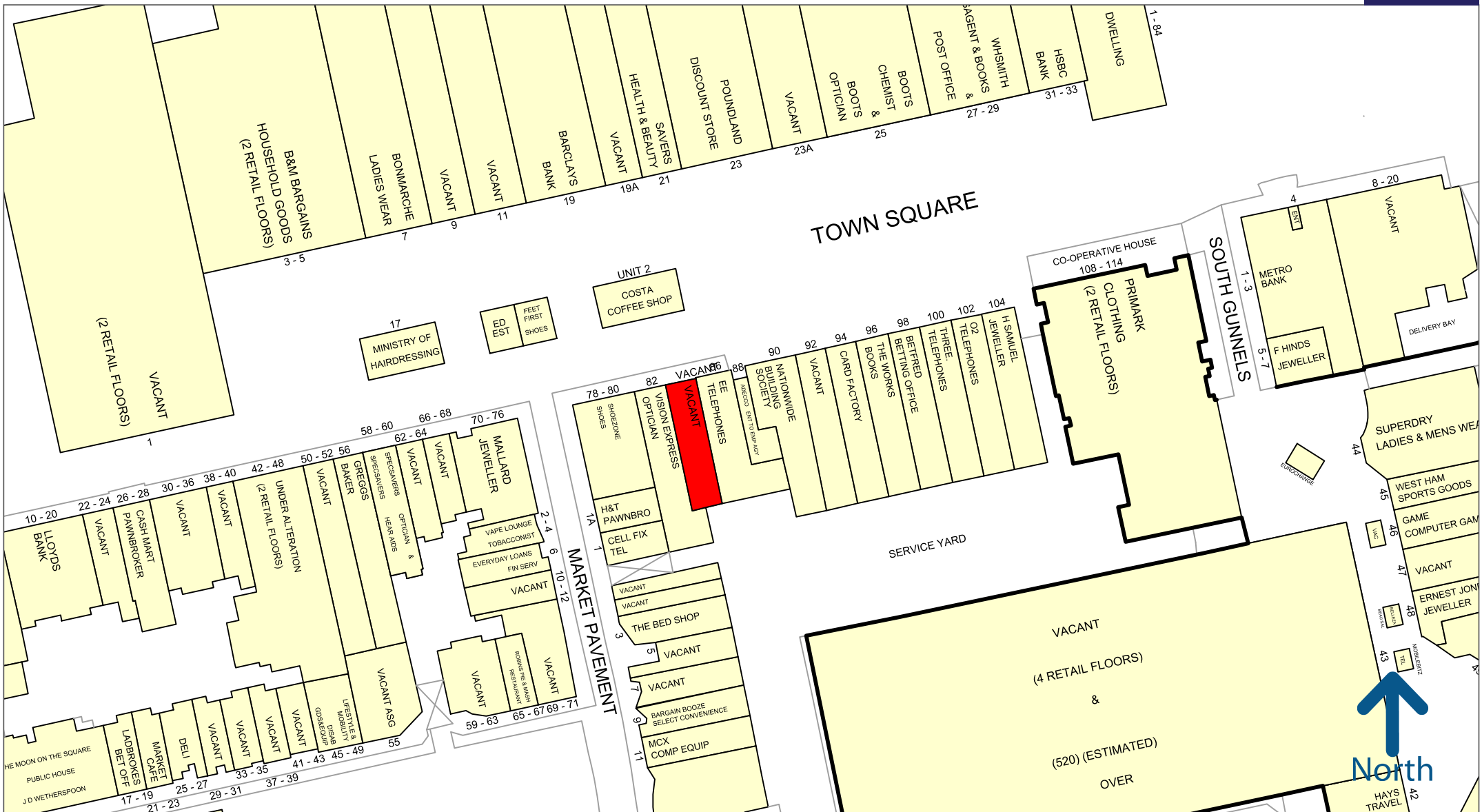
By arrangement via joint Agents:

Mass & Co

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Experian Goad Plan Created: 11/10/2021  
Created By: Mass and Co

50 metres

