

104 TOWN SQUARE, BASILDON, ESSEX, SS14 1BX

TO LET - PRIME TOWN CENTRE RETAIL PREMISES WITH RETURN FRONTAGE

1,764 sq.ft (163.88 m²)



Location

The premises occupy a prime corner trading position in Town Square, adjacent to Primark. Other nearby retailers include 3 Mobile, The Works, Costa, Vision Express and B&M. It is in close proximity to the Empire anchored East Square development, due to open in 2022.

Accommodation

Dimensions and net internal floor areas are as follows:

Gross Frontage	21'7" (6.58 m)
Net Frontage	17'7" (5.36 m)
Return Frontage	15'9" (4.80 m)
Internal Width	19'1" (5.82 m)
Ground Floor	1,764 sq.ft (163.88 m ²)

Terms

A new effectively full repairing and insuring lease for a term to be agreed.

Rent

£57,500 per annum exclusive, payable in advance on the usual quarter days.

Service Charge

A service charge will be applicable. Further details upon request.

Rates

Rateable Value	£61,000
UBR (2021/2022)	51.2p
Rates Payable	£31,232.00

Energy Performance Asset Rating

D 76-100 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 with joint Agents:

Mass & Co

Mark Mannering - mark.mannering@massandco.com - 01277 201300

GCW

Simon Morris - simon.morris@gcw.co.uk - 020 7647 4802

