

## 98 TOWN SQUARE, BASILDON, ESSEX, SS14 1BX

### LOCK UP SHOP TO LET

1,920 sq.ft ( 178.37 m<sup>2</sup> )



#### Location

The premises occupy a prime trading position in the town centre. Adjacent are The Works and 3 Store with nearby retailers including Costa Coffee, Nationwide Building Society, JD Sports, Card Factory, Poundland and Boots.

#### Accommodation

Self contained ground floor unit with rear access. Approximate areas and dimensions are as follows:

<b>Gross frontage</b>	20'1" ( 6.12 m )
<b>Internal width</b>	19'4" ( 5.89 m )
<b>Sales Area</b>	1,920 sq.ft ( 178.37 m <sup>2</sup> )
<b>Storage</b>	264 sq.ft ( 24.53 m <sup>2</sup> )

#### Terms

Full repairing and insuring for a term of 10 years subject to a rent review at the end of the fifth year.

#### Rent

£60,000 per annum exclusive, payable quarterly in advance on the usual quarter days.

#### Service Charge

On application.

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A service charge may be applicable in respect of this property. Further details on request.

#### Rates

<b>Rateable Value</b>	£64,000
<b>UBR (2018/2019)</b>	48.8p
<b>Rates Payable</b>	£31,232.00

Interested parties are advised to verify these figures with Basildon Council on 01268 533333

#### Energy Performance Asset Rating

C 51-75

69 This is how energy efficient this building is

#### Legal Costs

Each party to bear their own.

#### VAT

All rents and prices stated are subject to Value Added Tax.

#### Viewing & Further Information

By appointment with joint agents:

Mark Mannering of Mass & Co  
mark.mannering@massandco.com

or

Nick Cook of Douglas Stevens  
020 7514 8215

