

## EAST SQUARE, BASILDON, ESSEX, SS14 1HT

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

1,312 sq.ft - 5,963 sq.ft ( 121.89 m<sup>2</sup> - 553.98 m<sup>2</sup> )



#### 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 Kaspas'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 <sup>2</sup> )
Unit 4	3,100 sq.ft ( 288.00 m <sup>2</sup> )
Unit 5	1,312 sq.ft ( 121.89 m <sup>2</sup> )
Unit 5a	1,453 sq.ft ( 134.99 m <sup>2</sup> )
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

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		This is how energy efficient this building is.
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#### 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