

3 SOUTH WALK, BASILDON, ESSEX, SS14 1BZ

TO LET - TOWN CENTRE RETAIL UNIT

1,068 sq.ft (99.22 m²)



Location

The premises is situated in South Walk, Basildon forming a busy covered parade of similar units fronting Basildon Town Centre's main bus station. South Walk forms one of the town's main retail areas and links into The Eastgate Shopping Centre. Basildon rail station is within a short walk from the property.

Accommodation

The property comprises a ground floor retail unit including staff areas to the rear. There is rear loading access via Market Square.

Ground Floor Sales	988 sq.ft (91.79 m ²)
Kitchen/Stores	80 sq.ft (7.43 m ²)
Total	1,068 sq.ft (99.22 m ²)

Terms

The property is to be offered on new effectively full repairing and insuring lease terms to be agreed.

Rent

£28,000 per annum 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 may be applicable in respect of this property. Further details on request.

Planning

The property falls with Class E

Rates

Rateable Value	£23,750
UBR (2023/2024)	£0.499
Rates Payable	£11,851

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not applicable

Viewing & Further Information

Contact sole leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com