

58-60 TOWN SQUARE, BASILDON, ESSEX, SS14 1DT

TEMPORARY LET UP TO 12 MONTHS - TOWN CENTRE RETAIL/CLASS E UNIT
1,217 sq.ft (113.06 m²)



Location

The property lies at the western end of Town Square in the centre of Basildon close to Market Pavement. Nearby major retailers along Town Square include Primark, Boots, and B&M Stores and the adjoining Westgate Park includes Home Bargains, JD Sports and Wilko.

Basildon Station is a short distance walk to the rear of the property and a number of pay and display car parks are within a few minutes walk.

Accommodation

The property comprises a ground floor retail unit with first floor ancillary space and 2nd floor staff area formerly occupied by Specsavers Opticians who have moved to a larger unit in the Town

Ground Floor	1,217 sq.ft (113.06 m ²)
First Floor	1,210 sq.ft (112.41 m ²)
Second Floor	184 sq.ft (17.09 m ²)
Total	2,611 sq.ft (242.57 m ²)

Terms

The property is held by way of any existing lease which expires in April 2024 and is therefore available by way of a short term sub-lease expiring in April 2024 as the block within which the property sits is due to undergo future re-development.

Rent - Upon Application

Service Charge

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

Planning

The property falls within Use Class E

Rates

Rateable Value	£31,000
UBR (2023/2024)	£0.499
Rates Payable	£15,469

Energy Performance Asset Rating

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

Legal Costs

Each party to bear their own legal costs

VAT

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

Viewing & Further Information

Contact leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com

