



1 & 2 North Gunnels, Basildon

£145,000 pa

Full Description

Two adjoining commercial spaces formerly used for leisure and retail purposes. Each unit has all main services, and includes staff facilities. The units are offered separately or combined.

Location

North Gunnels forms part of the pedestrian and retail area of Basildon Town Centre, and the property lies adjacent to the new VUE Cinema on nearby East Square. Also adjacent to the property is the Great Oaks multi-storey car park.

Terms

Offered on new 10 year lease terms to be agreed, subject to landlord break clause at the end of the 5th year and subject to 5th year rent review.

Rent

£143,000 per year exclusive of business rates and service charge

Business Rates

The units have the following rateable Values:

Unit 1 - £89,500

Unit 2 - £54,000

Prospective tenants are advised to contact Basildon Borough Council for clarification of their business rates payable

Service Charge & Insurance

The unit is subject to an annual service charge and building insurance premium, which are payable in addition to the rent. Further details on application

Energy Performance Certificate

Unit 1 - B49

Unit 2 - C63

Planning and Use

The property falls into Use Class E. Various uses will be considered including retail, leisure and medical

Legal Costs

Each party to pay their own legal costs

Accommodation

Name/FloorSq FtSq Munit Units 1 & 216,1131,496.95

Features

- 16,113 sq ft (1,483 sq m)
- Suitable for a variety of E
Class uses
- Town Centre location
- Up to 9m height

Contact Us

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