



2 North Gunnels, Basildon

£77,000 pa

Full Description

A commercial space formerly used for leisure. The unit has all main services, and includes staff facilities.

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.

Basildon Borough is the largest economy in Essex. It is the key employment hub and the economic activity of South Essex, with a population of 187,500.

Accommodation

Name/Floor	Sq Ft	Sq M
unit	8,575	796.64

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

£77,000 per year exclusive of business rates, service charge and building insurance

Business Rates

The unit has a rateable values of £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

Legal Costs

Each party to pay their own legal costs

Planning and Use

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

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Features

- Suitable for a Variety of E Class Uses
- Town Centre Location
- 9 Metre Eaves Height

Contact Us**MJM Property Consultants**

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