



## 4a East Square, Basildon

£40,000 pa

### Full Description

East Square comprises a range of new restaurants with outdoor dining together with a new 10 screen multi-cinema operated by VUE. Four of the units have already been let to Nando's, Loungers, Creams, The Sushi Co and Smash Burger.

The property forms one half of Unit 4 East Square and built to shell specification for Tenants to fit out.

### Location

The restaurants form part of the new VUE multi-screen cinema complex developed by Basildon Borough Council situated on East Square and East Walk, in the heart of Basildon Town Centre. The new JD Wetherspoons public house, The King of Essex, is directly opposite.

### Terms

The unit is offered on a new effective FRI lease, on terms to be agreed.

### Rent

£40,000 per year, exclusive of business rates, insurance, service charge and utilities.

### Business Rates

Rateable value to be reassessed

### Service Charge

A service charge for the common areas is applicable. Further details on request.

### Legal Costs

Each party to bear their own legal costs.

### Planning and Use

The use is for restaurants falling within Class E

### Value Added tax

VAT is applicable to the rent and service charge

### Accommodation

<b>Name/Floor</b>	<b>Sq Ft</b>	<b>Sq M</b>
unit 4a	1,313.20	122

## **Features**

- Town Centre Location
- Existing Occupiers  
Include: Loungers, Nandos, Creams & The Sushi Co
- Major new town centre regeneration scheme anchored by Vue Cinemas
- Developed by Basildon Council

## **Contact Us**

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