



2 North Gunnels  
Basildon  
Essex  
SS14 1HZ

## To Let - Leisure or Retail Accommodation

- 8,575 sqft (783 sqm)
- Suitable for a variety of E Class uses
- Town Centre location
- 9 metre eaves height

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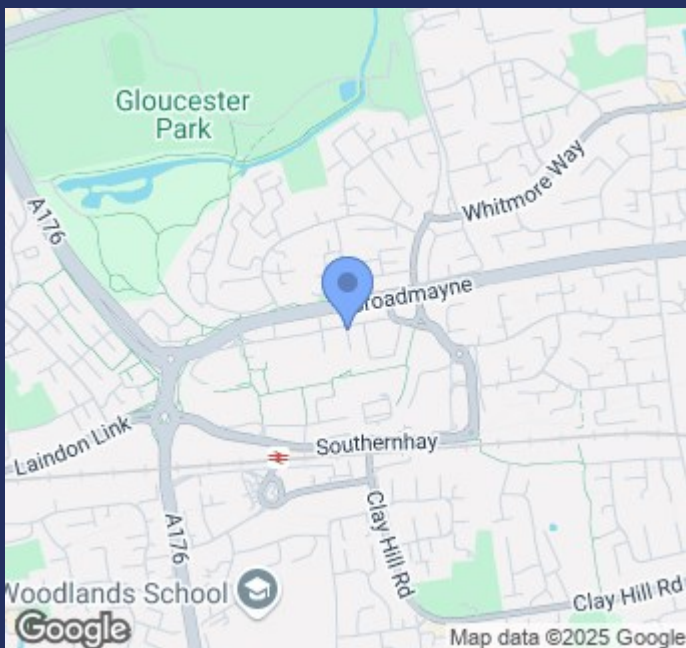
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## Location

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.



## Description

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

## Accommodation

8,575 sqft (783 sqm)

## 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

## 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

## Planning and Use

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

## 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

## Energy Performance Certificate

B 49

## Legal Costs

Each party to pay their own legal costs

### Viewing & Further Information:

Contact MJM Property Consultants:

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