

4 East Square, Basildon

SS14 1HT



To Let

3,100 sq ft
(288 sq m)

Rent on application

New Restaurant Unit

- External Seating Area
- Town Centre Location
- Existing Occupiers Include: Loungers, Nandos, Creams & The Sushi Co
- Opposite New J D Wetherspoons
- Major new town centre regeneration scheme anchored by Vue Cinemas
- Developed by Basildon Council

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.

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 Smashi Burger.

The property is built to shell specification for Tenants to fit out.

Accommodation

Description	sq ft	sq m
Unit 4	3,100	288

Terms

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

Rent

Upon Application.

Service Charge

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

Planning and Use

The use is for restaurants and drinking establishments falling within Use Class E

Energy Performance Certificate

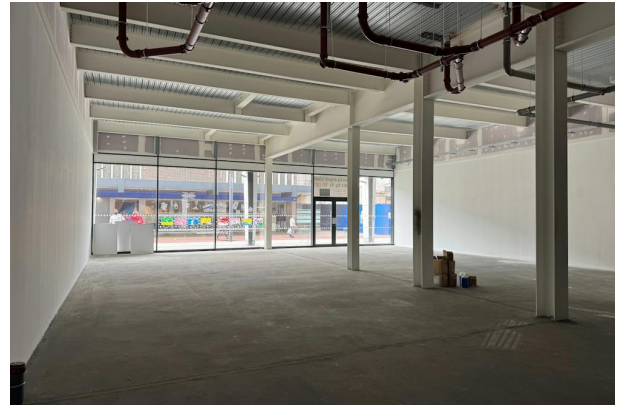
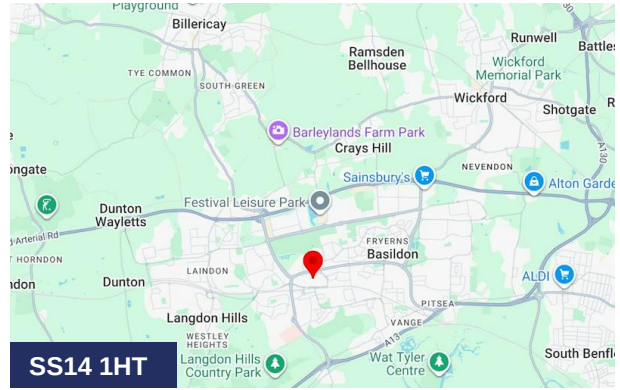
Energy Performance Rating - A

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 undertake electronic verification checks to comply with these obligations.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant must pay an administration fee of £250+VAT to MJM Property Consultants to cover associated costs incurred in the tenant application process.



Summary

Available Size	3,100 sq ft
Rent	Rent on application
Rates Payable	£29,670 per annum
Rateable Value	£69,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Viewing & Further Information

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