



To Let

1,474 sq ft
(136.94 sq m)

£40,000 per annum

New Restaurant Unit

- 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

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 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.

Accommodation

Description	sq ft	sq m
4b	1,474.66	137

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.

Service Charge

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

Planning and Use

The use is for restaurants falling within Class E

Business Rates

Rateable value to be reassessed

Energy Performance Certificate

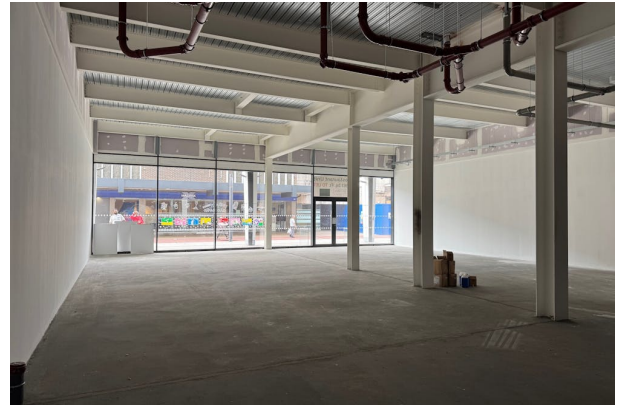
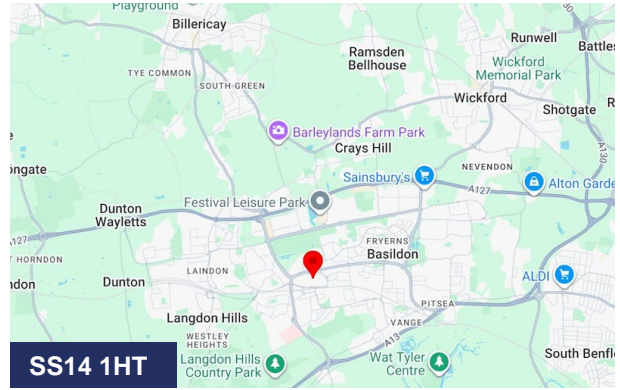
Energy Performance Rating - A

Value Added tax

VAT is applicable to the rent and service charge

Legal Costs

Each party to bear their own legal costs.



Summary

Available Size	1,474 sq ft
Rent	£40,000 per annum
Service Charge	Service charge is applicable. Further information on request.
VAT	Applicable
EPC Rating	A

Viewing & Further Information

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