



To Let

2,514 sq ft
(233.56 sq m)

£33,000 per annum

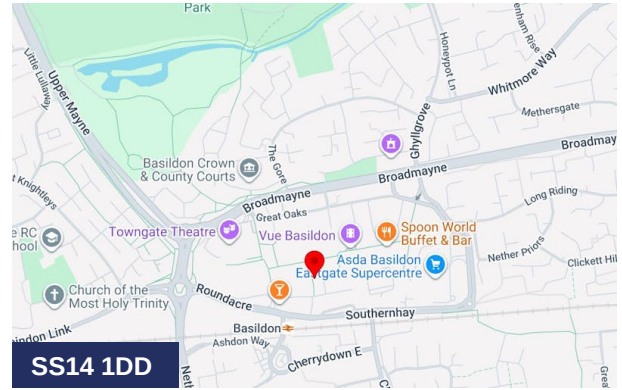
Class E Retail Unit

- Town Centre Position
- Close to Basildon Rail Station
- Opposite major new residential development
- New lease

Location

The property is located to the northern end of Market Pavement close to Town Square, forming part of the central Basildon Town. Market Pavement to the south is a short walk from the main bus and train stations.

Opposite the property is a major new development, Market Square which is currently under construction and will provide 492 apartments. Basildon town centre offers a large range of retail occupiers plus a major cinema, restaurants, cafes and bars.



Description

A mid terraced commercial unit situated over ground and first floors. The ground floor provides two WC's.

Accommodation

The accommodation comprises the following Net internal areas:

Floor/Unit	Description	sq ft	sq m
Ground	-	1,285	119.38
1st	Stores	1,229	114.18
Total		2,514	233.56



Terms

Offered on a new lease on terms to be agreed.

Rent

£33,000 per year exclusive of vat, building insurance, business rates and utilities. Patabel quarterley in advance.

Planning & Use

Class E uses considered.



Service Charge & Building Insurance

Currently there is no service charge. The building insurance premium is approx £562.

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.

Administration 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

Summary

Available Size	2,514 sq ft
Rent	£33,000 per annum
Rates Payable	£9,741 per annum
Rateable Value	£25,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Viewing & Further Information

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