

33 East Walk, Basildon

SS14 1HA



To Let

1,783 sq ft
(165.65 sq m)

£28,000 per annum

Class E Unit

- Town Centre Parade
- Close to VUE Cinema
- Close Proximity to Car Parks
- New Lease Available
- Includes First Floor Office/Stores

Location

East Walk is the pedestrianised area of Basildon town centre. The property occupies a well-established position close to The Eastgate Shopping Centre and benefits from a strong pedestrian footfall generated by the surrounding retail, eateries, leisure and the VUE Cinema complex.

The location benefits from excellent public transport connections, with Basildon railway station within easy walking distance, providing regular services to London Fenchurch Street and intermediate stations. Local bus services are also readily accessible from the town centre. East Walk is surrounded by the towns major car parks.

Description

A mid-parade Class E commercial unit situated over ground and first floors

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Sales Area	1,000	92.90
WC & Stores	118	10.96
Office/Stores	664	61.69
Total	1,782	165.55

Terms

The property is offered on new lease terms to be agreed.

Rent

£28,000 per year exclusive of service charge, insurance, business rates and utilities.

Planning and Use

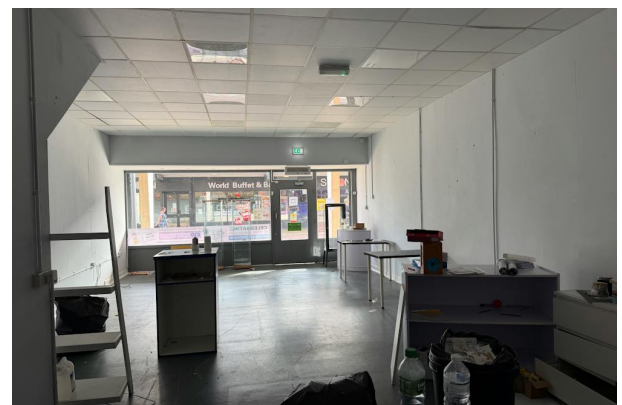
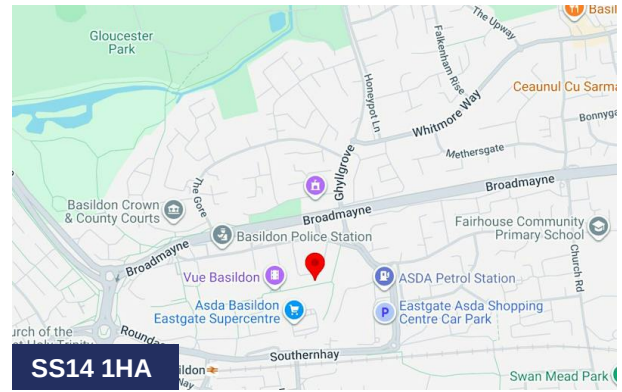
The property's current use is Class E.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We will undertake electronic checks via our appointed service provider to comply with these obligations.

Administration Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including AMLR checks any referencing fees incurred.



Summary

Available Size	1,783 sq ft
Rent	£28,000 per annum
Rates Payable	£10,750 per annum
Rateable Value	£25,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

Viewing & Further Information

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