

SHOP TO LET – MAY CONSIDER TEMPORARY LET

BASILDON – 1 SOUTH WALK, SS14 1BZ

**Mason
Partners**



LOCATION

Basildon is located in Essex approximately 25 miles east of central London with a population of approximately 174,500 persons.

The subject property occupies a busy pitch near Basildon Bus Station with nearby occupiers including Iceland and Brighthouse.

ACCOMMODATION

The subject premises are arranged over ground and first floors comprising the following approximate net internal floor areas: -

Ground Floor	2,364 sq ft	(219.6 sq m)
First Floor	1,368 sq ft	(127.1 sq m)
Total	3,732 sq ft	(346.7 sq m)

TENURE

The unit is available to let on a new lease for a term of years to be agreed.

RENT

Rental offers in excess of £50,000 per annum exclusive of VAT, business rates, insurance, service charge etc. are invited.

The Landlord may also consider a temporary let.

SERVICE CHARGE

In addition to the rent a service charge is also payable, details upon application.

RATES

Rateable Value £62,000

Interested parties are advised to verify these figures with the Local Authority.

EPC

An Energy Performance Certificate is available on request.

LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

SUBJECT TO CONTRACT

VIEWING

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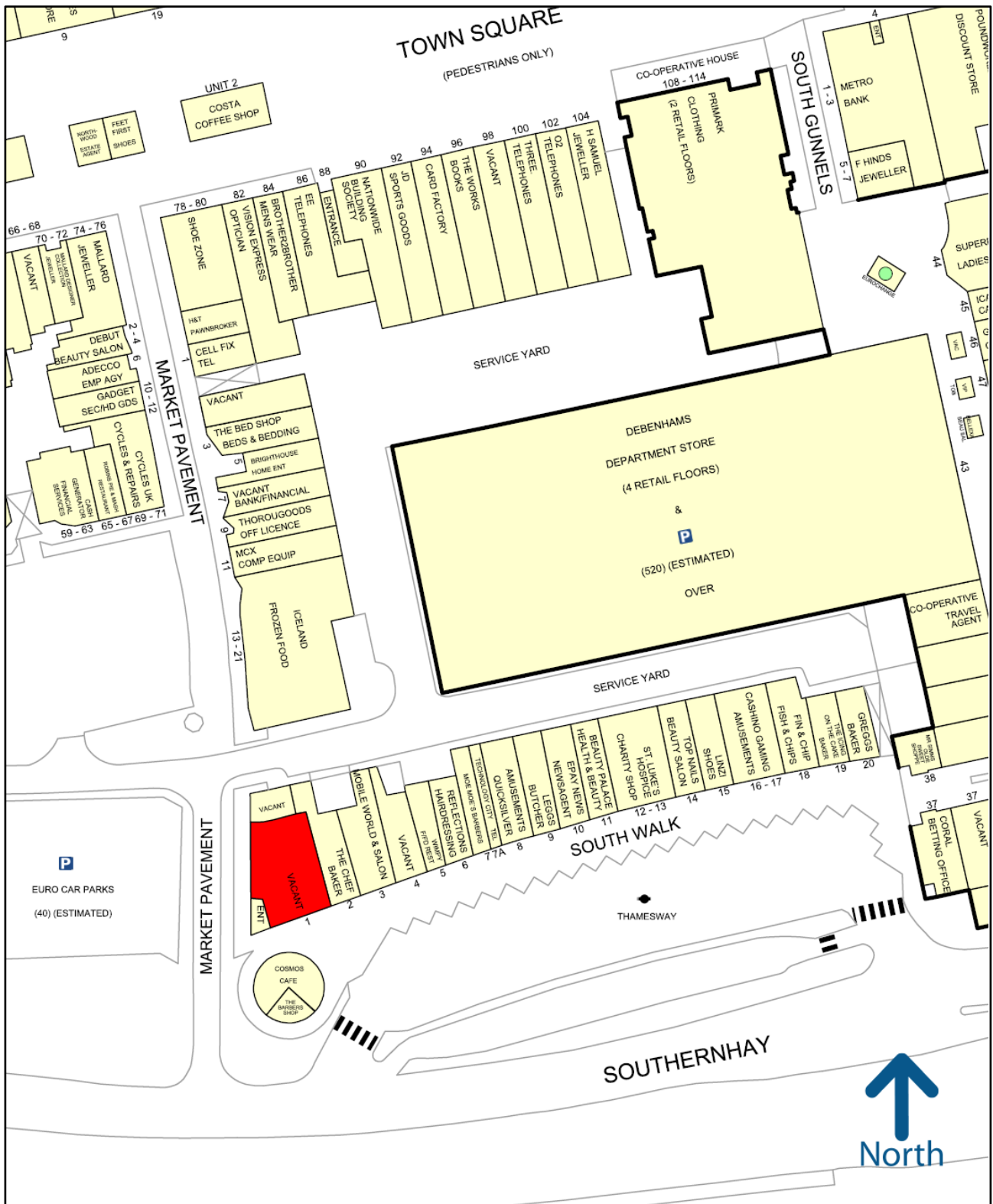
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