

# Retail Unit To Let May Consider Short-Term Occupier Basildon – 1 South Walk, SS14 1BZ

- Busy Pitch
- Prominent Return Frontage
- Near Basildon Bus Station

## LOCATION

Basildon is located in Essex approximately 25 miles east of central London with a population of approximately 174,500 (2011 Census).

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

## DESCRIPTION

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)

## TERMS

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

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.

## RATES

Current Rateable Value £62,000

Draft April 2017 Rateable Value £62,000 (same as existing).

This figures are not to be relied upon and interested parties are advised to make their own enquiries with the local rating authority regarding the rates payable.



## LEGAL COST AND STAMP DUTY

Each party is to bear their own legal costs with any in-going tenant to meet any stamp duty payments necessary.

## EPC

Available on request.

## CONTACT

Strictly by appointment with the sole agent: -

**Mason Partners – London - 0207 495 1971**

Paul Sirrell – [paulsirrell@masonpartners.com](mailto:paulsirrell@masonpartners.com)

**SUBJECT TO CONTRACT**

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