

SHOP TO LET

BASILDON – 1 MARKET PAVEMENT, SS14 1DD

**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 floor only with the following approximate net internal floor areas: -

Ground Floor	1,087 sq ft	(100.99 sq m)
First Floor	1,192 sq ft	(110.74 sq m)
Total	2,279 sq ft	(211.72 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 £40,000 per annum exclusive of VAT, business rates, insurance, service charge etc. are invited.

SERVICE CHARGE

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

RATES

To be re-assessed.

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

Paul Sirrell

0207 495 1971 paulsirrell@masonpartners.com

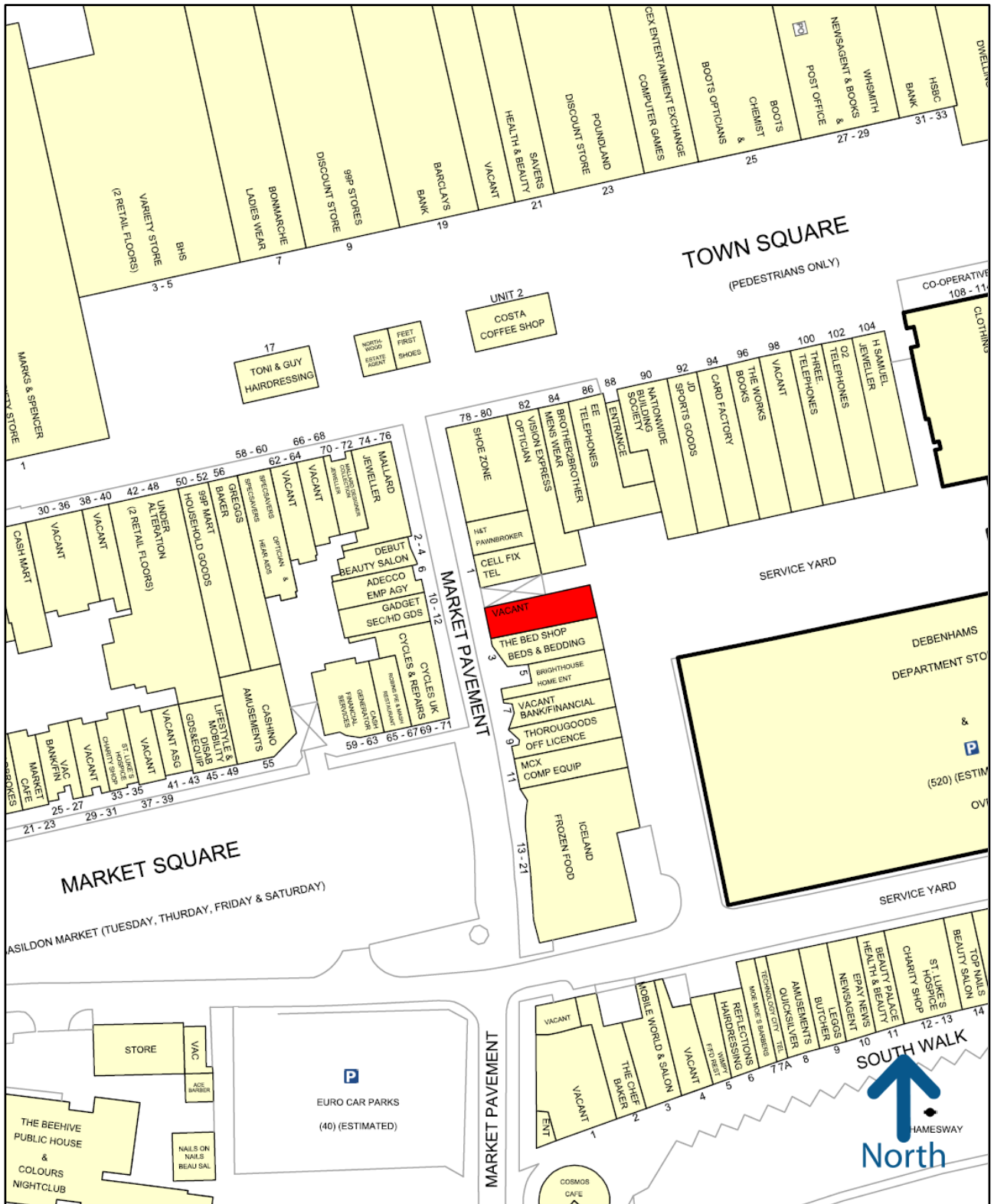
020 7495 1971

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