

# 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.

### Rental

Rental offers in excess of £32,000 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

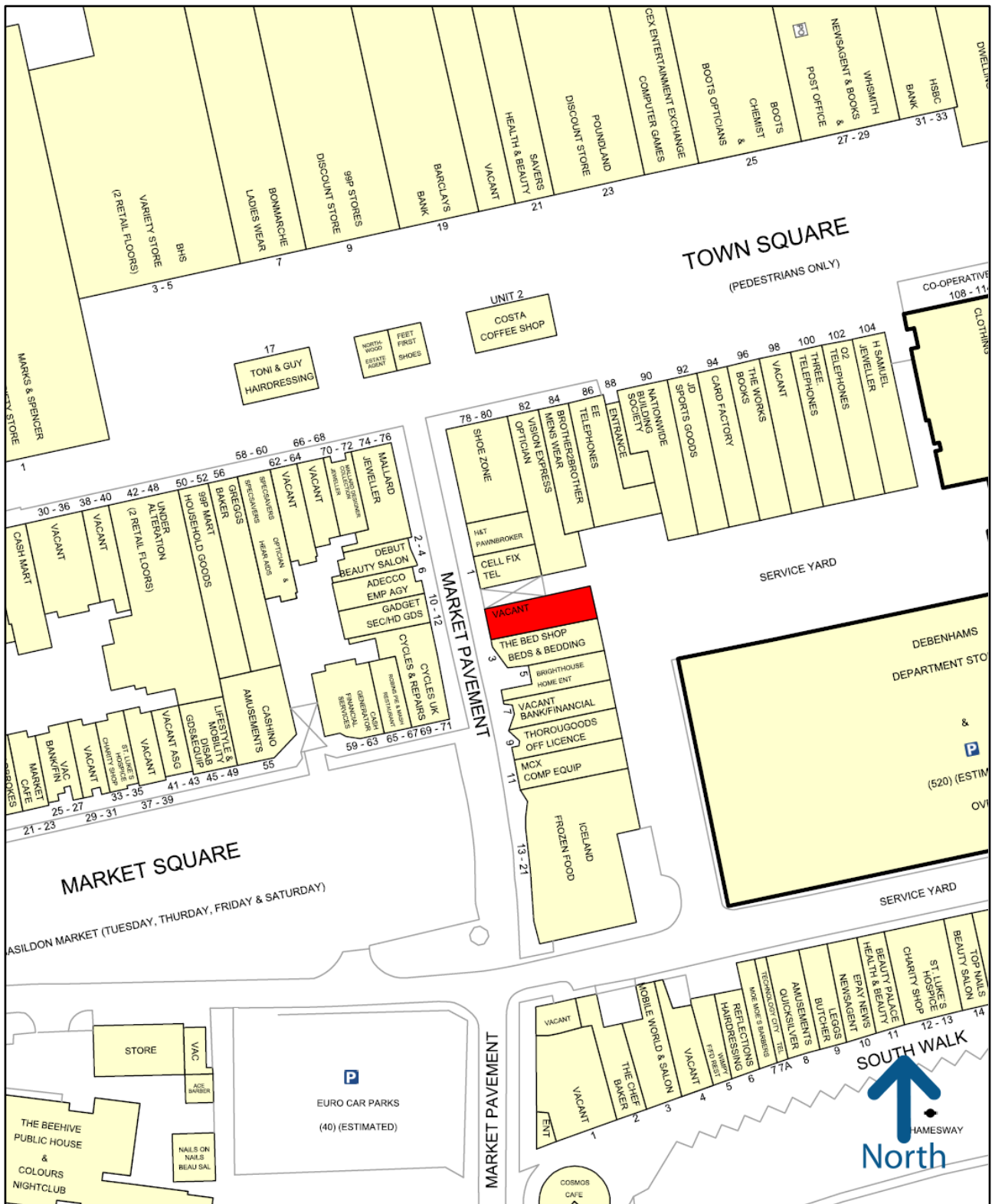
Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

**SUBJECT TO CONTRACT**

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