

# Retail Unit To Let Basildon – 1 Market Pavement SS14 1DD

- Busy Pitch
- Close To Iceland and Brighthouse
- Rear Servicing

## 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 on the thoroughfare between near Basildon Town Square and Basildon Bus Station.

## DESCRIPTION

The subject premises are arranged over ground and first floor only benefitting from 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)

## TERMS

The premises are available on a new FRI lease for a term of years to be agreed at a quoting rent of £40,000 per annum exclusive.

## RATES

Rateable Value to be assessed.

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 LLP – London - 0207 495 1971**


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

**SUBJECT TO CONTRACT**


# Retail Unit To Let

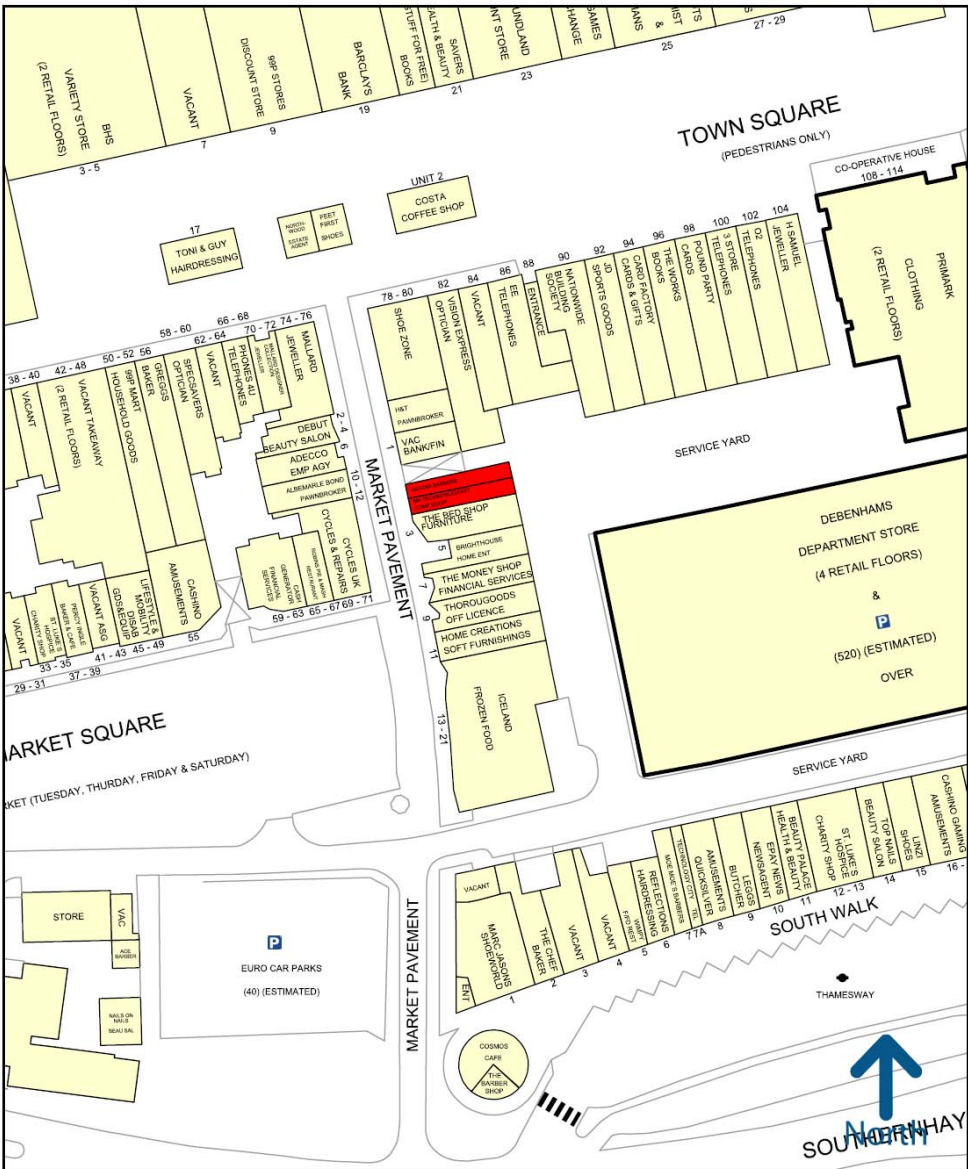
## Basildon – 1 Market Pavement

### SS14 1DD



Basildon







50 metres

Experian Goad Plan Created: 25/08/2015  
Created By: Mason and Partners

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