

Retail Unit To Let Basildon – 7 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	1,182 sq ft	(109.81 sq m)
First Floor	464 sq ft	(43.11 sq m)
Total	1,646 sq ft	(152.92 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 of VAT, business rates, insurance, service charge etc.

RATES

Existing Rateable Value £37,250.

Draft Rateable Value from April 2017 is £33,000.

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

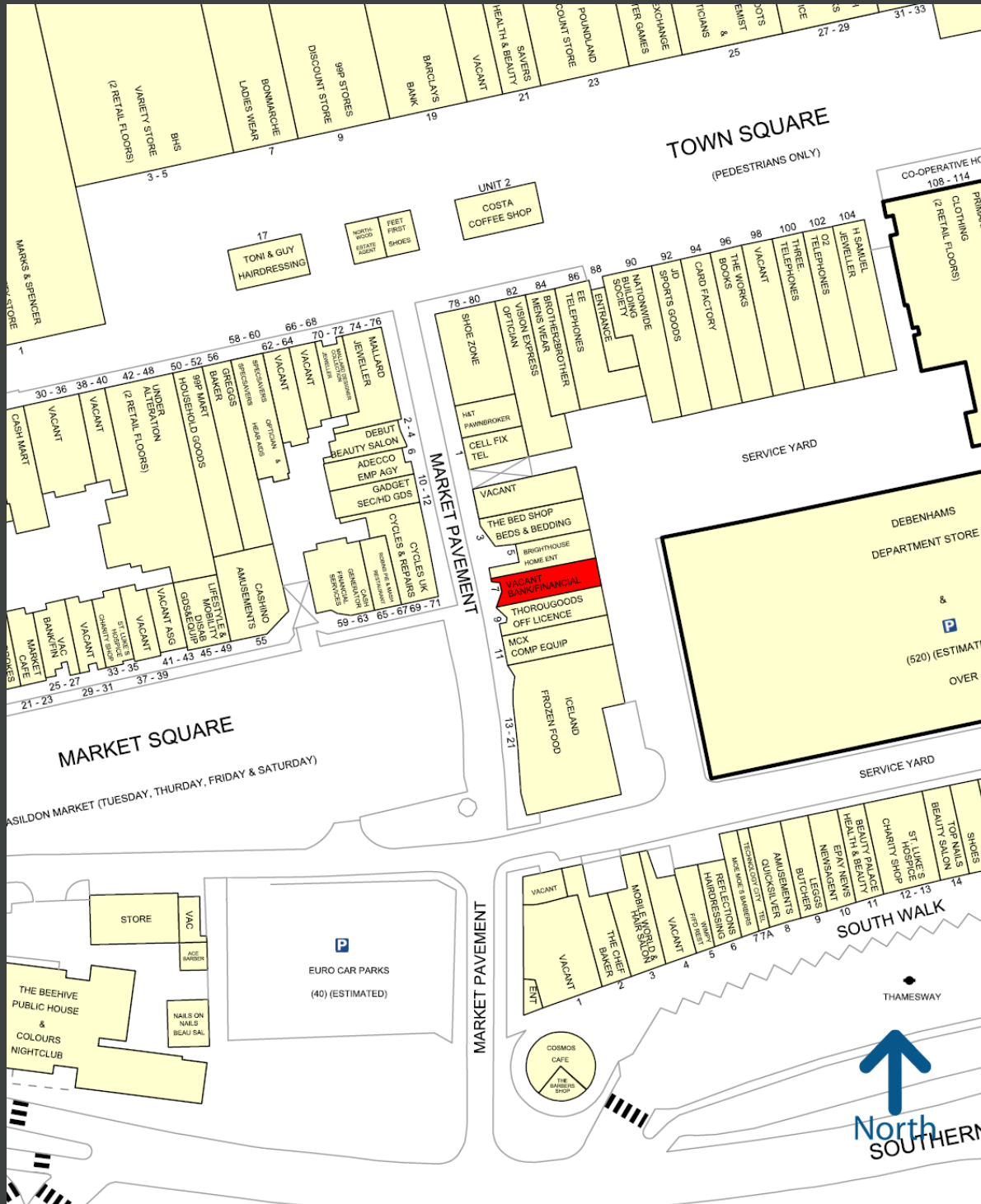
Paul Sirrell – paulsirrell@masonpartners.com

SUBJECT TO CONTRACT

Retail Unit To Let

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