



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 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)

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

Rateable Value £33,000

Interested parties are advised to verify these figures with the Local Authority.

EPC

An Energy Performance Certificate is available on request.

LEGAL COSTS

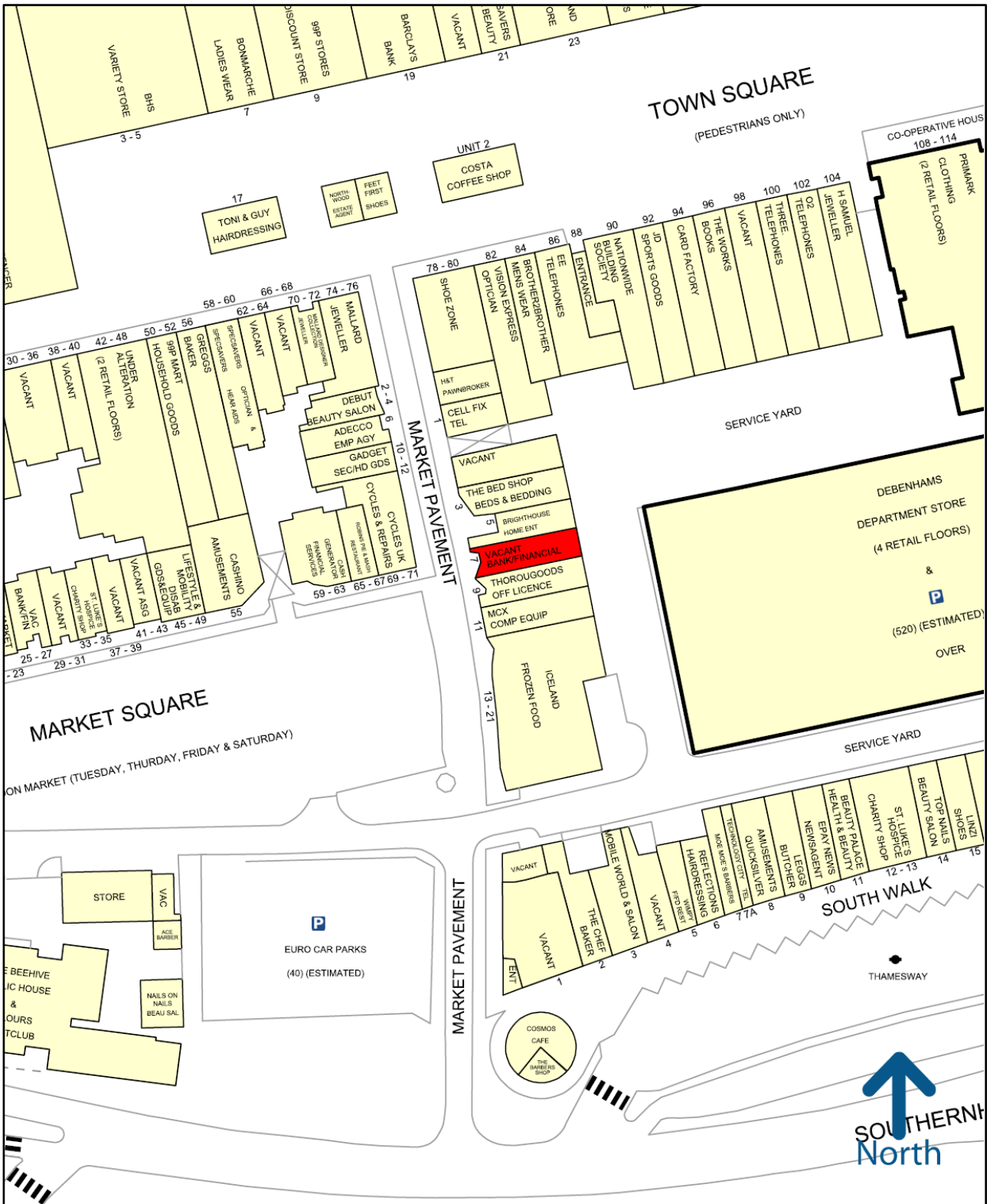
Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

SUBJECT TO CONTRACT

SHOP TO LET

BASILDON – 7 MARKET PAVEMENT, SS14 1DD

Mason Partners



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

020 7495 1971
masonpartners.com