

# SHOP TO LET – MAY CONSIDER TEMPORARY LET

**BASILDON – 4 SOUTH WALK, SS14 1BZ**

**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 opposite Basildon Bus Station. Nearby occupiers include Wimpy, Quicksilver and Greggs.

## ACCOMMODATION

The subject premises are arranged over ground and first floor with the following approximate net internal floor areas: -

Ground Floor	870 sq ft	(80.83 sq m)
First Floor	983 sq ft	(91.32 sq m)
Total NIA	1,853 sq ft	(172.15 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 £30,000 per annum exclusive of VAT, business rates, insurance, service charge etc. are invited.

The Landlord may also consider a temporary let.

## SERVICE CHARGE

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

## RATES

Rateable Value     £23,250

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

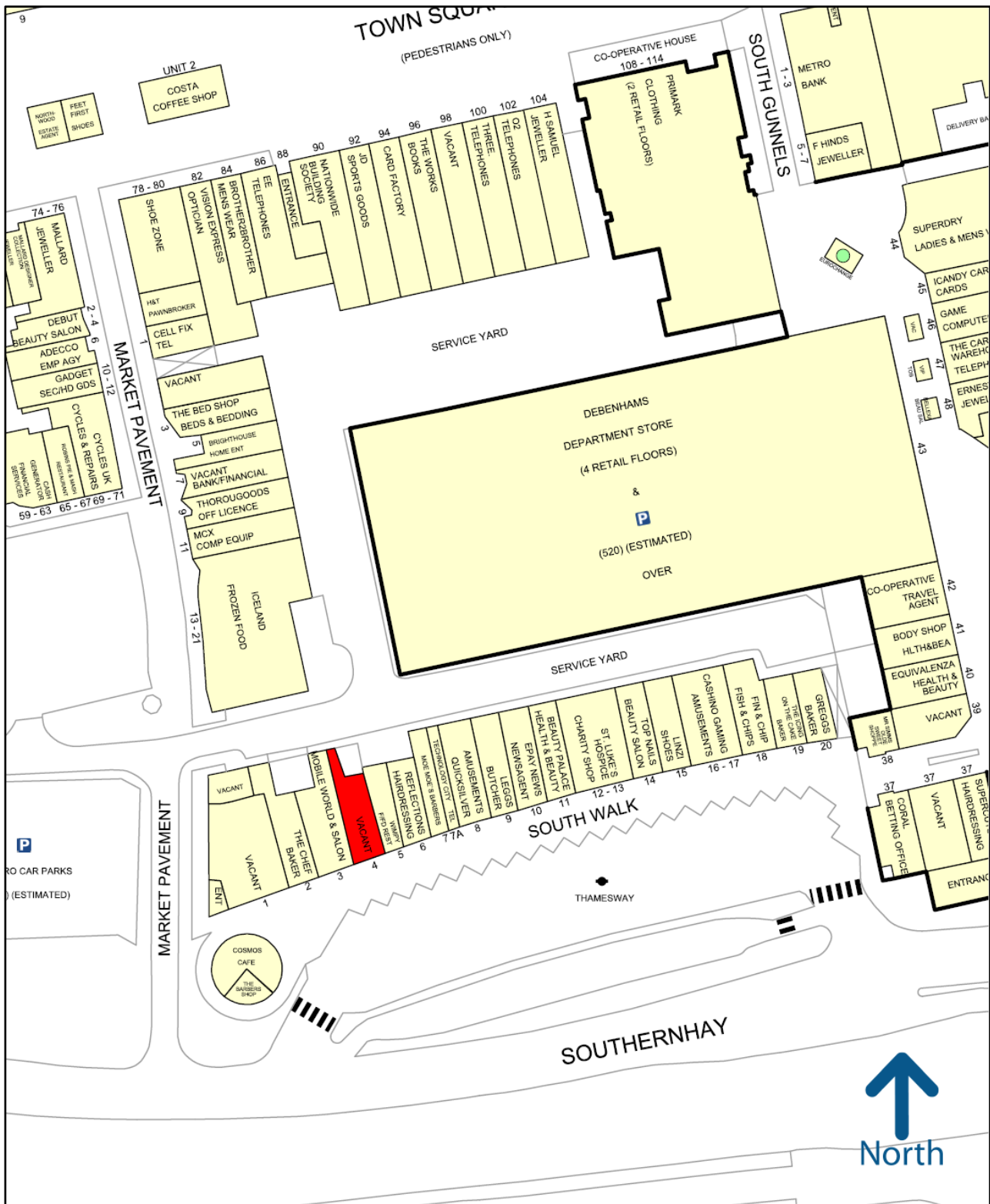
**020 7495 1971**

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