

# Retail Unit To Let May Consider Short-Term Occupier Basildon – 4 South Walk, SS14 1BZ

- **Busy Pitch**
- **Opposite Basildon Bus Station**
- **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 opposite Basildon Bus Station. Nearby occupiers include Wimpy, Quicksilver and Greggs.

## DESCRIPTION

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)

## PLANNING

The premises have the benefit of Class A1 of the Town & Country Planning (Use Classes) Order 1987.

## TERMS

The unit is available to let on a new lease for a term of years to be agreed.

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.

## RATES

Current Rateable Value £23,250

Draft April 2017 Rateable Value £23,250 (same as existing).

This figure is not to be relied upon and interested parties are advised to make their own enquiries with the local rating authority regarding the rates payable.



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## 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

# 0207 495 1971

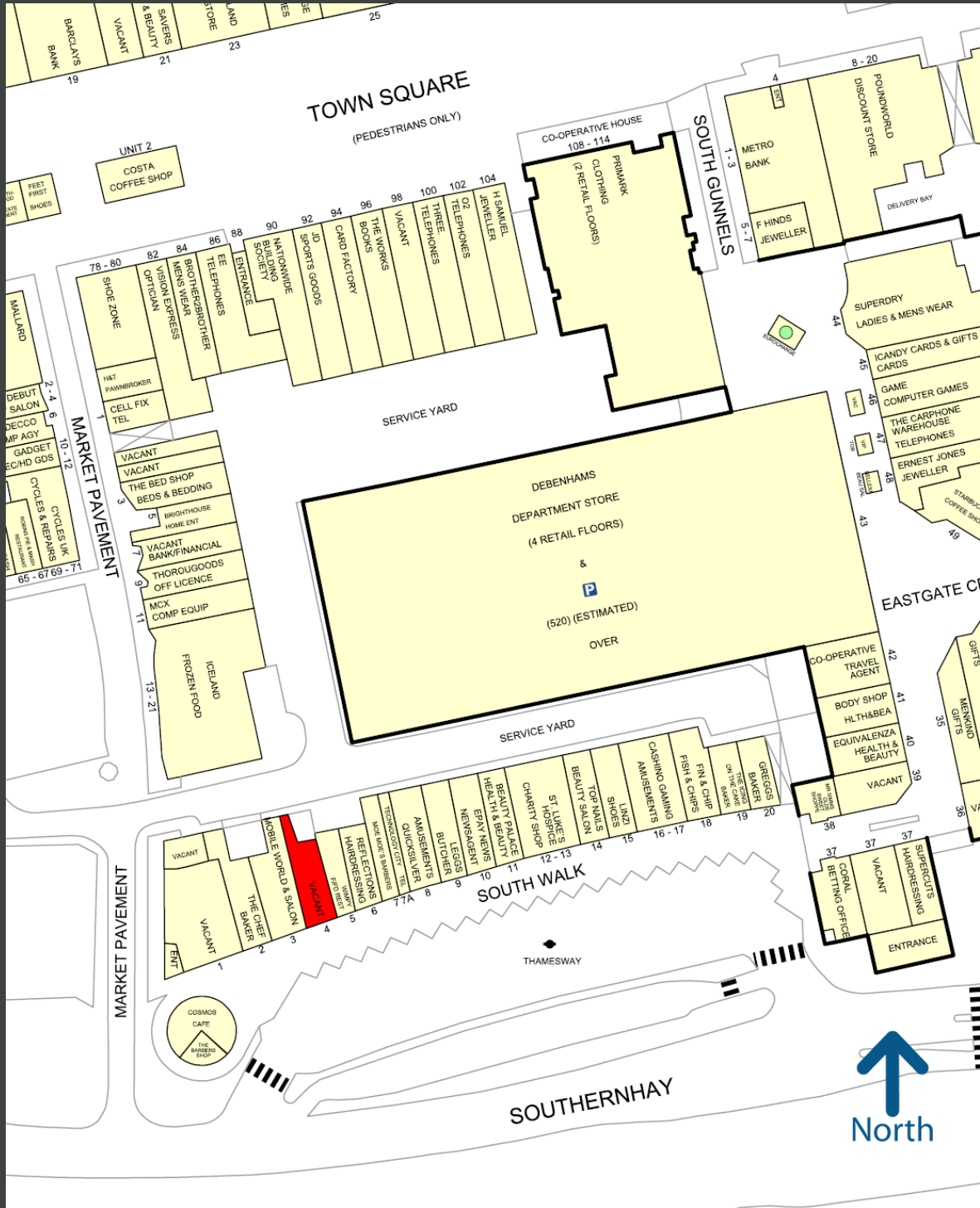
[www.masonpartners.com](http://www.masonpartners.com)

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# Retail Unit To Let

## May Consider Short-Term Occupier

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