

TO LET

Retail with 1st & 2nd floor Offices/Ancillary

(298 m² / 3208 sq. ft)

24-26 Southernhay, Basildon, Essex SS14 1EL



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location:

Located on Southernhay, opposite the former Toys 'R' Us store near Eastgate Shopping Centre. Basildon Town Centre will be subject to a major regeneration scheme to include plans for a new multicomplex cinema and various new restaurants. Car parking is available directly opposite at the multi storey car park and in the pay and display at the rear of the building.

The A127 thoroughfare which in turn provides direct access to the M25 London Orbital motorway, can be reached in under 10 minutes by car and is to the north of the property.

Description:

The premises comprise of a large double ground floor unit previously used as a bank together with offices at first floor level and staff accommodation & WC's at 2nd floor level.

Approximate size:

Ground Floor Sales	2370 sq. ft	220.78 m2
First Floor	423 sq. ft	39.3 m2
Second floor	415 sq. ft	38.55 m2

Terms:

A new lease will be granted, terms to be agreed

Rent:

Offers are sought in the region of £54,000 pax

Rates:

Rateable value £38,750
Rates payable £19,025

(All parties are advised to contact Basildon Council Rates department for clarification.)

Legal Costs:

Ingoing party to pay a contribution towards the landlord's legal fees.

References

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted by the Landlord.

Viewing

For further information please contact agents - Countrywide Commercial

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