

TO LET

Retail UNIT

(150.50 m² / 1620 sq. ft)

69 Southernhay, Basildon, Essex SS14 1EU



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location:

Situated between the entrance to the Eastgate Shopping Centre & the previous Toys “R” Us store. 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:

Ground floor retail with rear loading access plus kitchen and WC facilities.

Approximate size:

Ground Floor Sales	1620 sq. ft	150.50 m2
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Terms:

A new lease will be granted, terms to be agreed

Rent:

Offers are sought in the region of £48,000 pax + VAT

Rates:

Rateable value £26,000

Rates payable £12,350

(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

Jason Grant

T: 020 8506 9900 / 9905

jason@countrywidecomm.co.uk