

Retail Unit

(94 m2 / 1011 sq. ft)

12 Southernhay, Basildon, Essex SS14 1EL



020 8506 9900

www.countrywidecomm.co.uk

Countrywide and their Clients give notice that: No property information constitutes part of an offer or a contract and must not be relied upon as a statement or representation of fact. The information is a general outline only and is for the guidance of prospective purchasers or tenants. No guarantee is given as the accuracy of any description, dimensions, reference to condition or otherwise and purchasers or tenants must rely on their own enquiries by inspection or otherwise on all matters including planning and other consents. Countrywide, it's Clients, employees and agents will not be responsible for any loss, howsoever arising from the use or reliance on these particulars or information.

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 ground floor retail unit.

Approximate size:

Internal Width	5.18 m	16.99 ft
Shop depth	13.8 m	45.28 ft
Retail Area	71.46 m ²	769.19 sq. ft
Storage, WC & Kitchen areas	22.63 m ²	243.59 sq. ft
Total Shop Area	94 m²	1011 sq. ft
Rear access		

Terms:

A new lease will be granted, terms to be agreed

Rent:

Offers are sought in the region of £20,000 pax + VAT

Service Charges:

£1269.03 pa

BI Premium

£828.78

Rates:

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