



Basildon Insurance Services Ltd, The Property Centre, Southernhay, Basildon, Essex, SS14 1ET

- Basildon is a town in the borough of the same name, in the county of Essex, England. It had a recorded population of 115,955 at the 2021 census.
- Located next to the £20 million redevelopment – New Cinema & Restaurants in East Square.
- Retailers in close proximity include; Asda, Sports Direct, River Island & Primark.
- Under the new E Use Class the property could be used as a retail unit, shop, café, restaurant, nursery or gym without the need for planning permission.

RETAIL UNIT TO LET

TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

EPC

Available upon request.

RATEABLE VALUE

£25,500 (2023 assessment)

RENT

£40,000 pa

SUBJECT TO CONTRACT

FLOOR AREAS SQ FT / SQ M

Ground Floor: 966 / 89.74

Mezzanine: 437 / 40.10

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



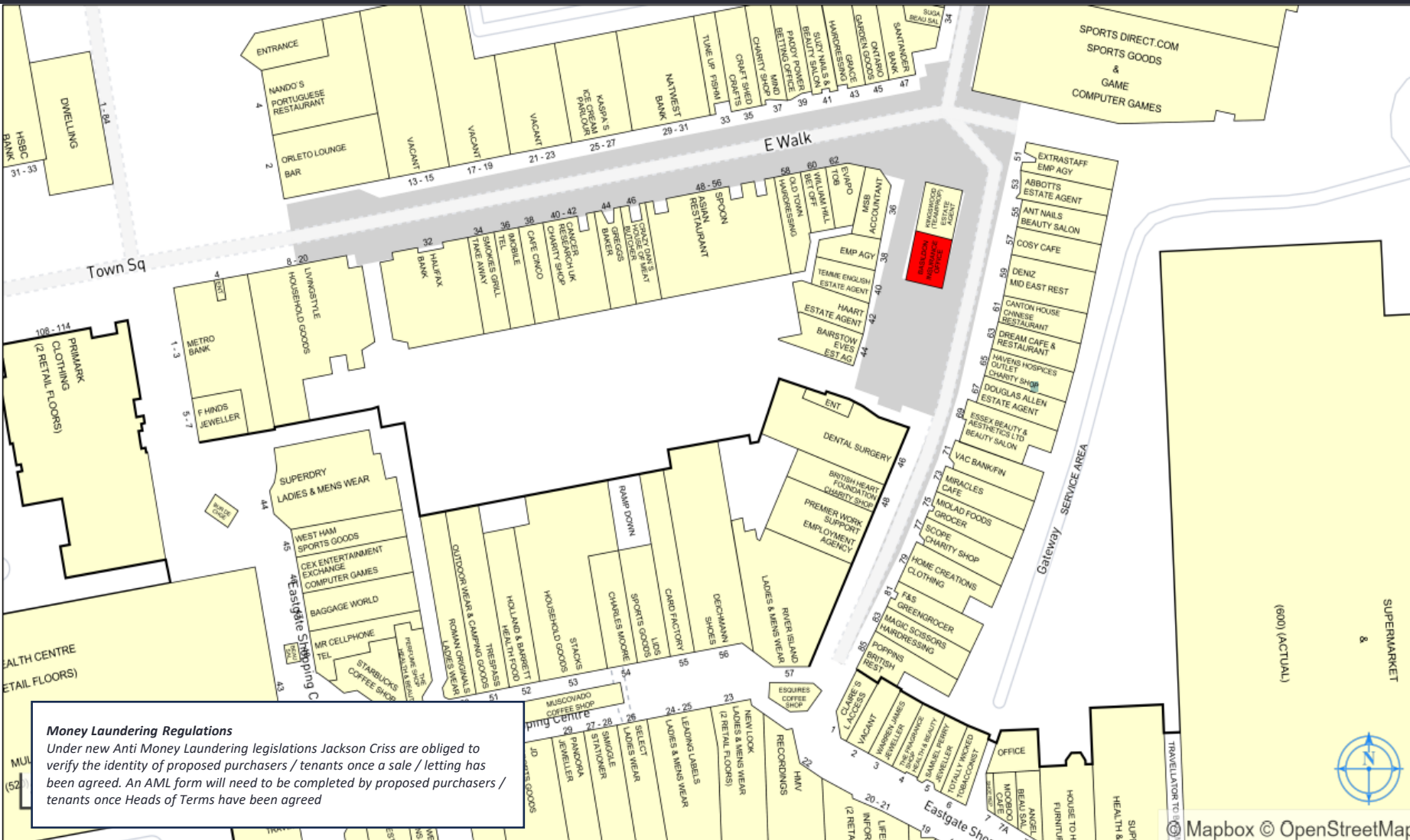
**JACKSON
CRISS**

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RETAIL UNIT TO LET



wetherspoon



JACKSON CRISS

VIEWING

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