



■ Location

The Eastgate Shopping Centre occupies a prime location in the heart of Basildon town centre, comprising 750,000 sq ft of retail accommodation including over 100 shops and restaurants.

The scheme benefits from 1700 car parking spaces and an annual footfall of 11.75 million shoppers. Debenhams, Primark and Asda anchor the centre, other retailers include H&M, Superdry, River Island, New Look, Next, Top Shop, Pandora, Smiggle and Starbucks.

■ Description

The subject unit occupies a prominent trading position on the first floor. Nearby retailers include Next, The Entertainer and Topman. A street traders plan is found on the reverse of these marketing particulars.

■ Accommodation

The property has the following approximate floor area:-

Ground floor sales	184.77 Sq. m	1,989 Sq. ft
Ground floor ancillary	14.19 Sq. m	156 Sq. ft

■ Rent

£29,950 per annum exclusive plus VAT (if applicable).

■ Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

■ Service charge, insurance & marketing

The service charge for the year is £22,265 per annum plus insurance of £695 per annum and a marketing contribution of £1,432 per annum plus VAT.

■ EPC

Details available upon request. Rating – C 68.

■ Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £26,500.

For rates payable for year to 31 March 2021 please refer to the Local Charging Authority, Basildon Borough Council - 01268 533333.

■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

[Link to Leasing Brochure](#)

VIEWINGS - Strictly by appointment

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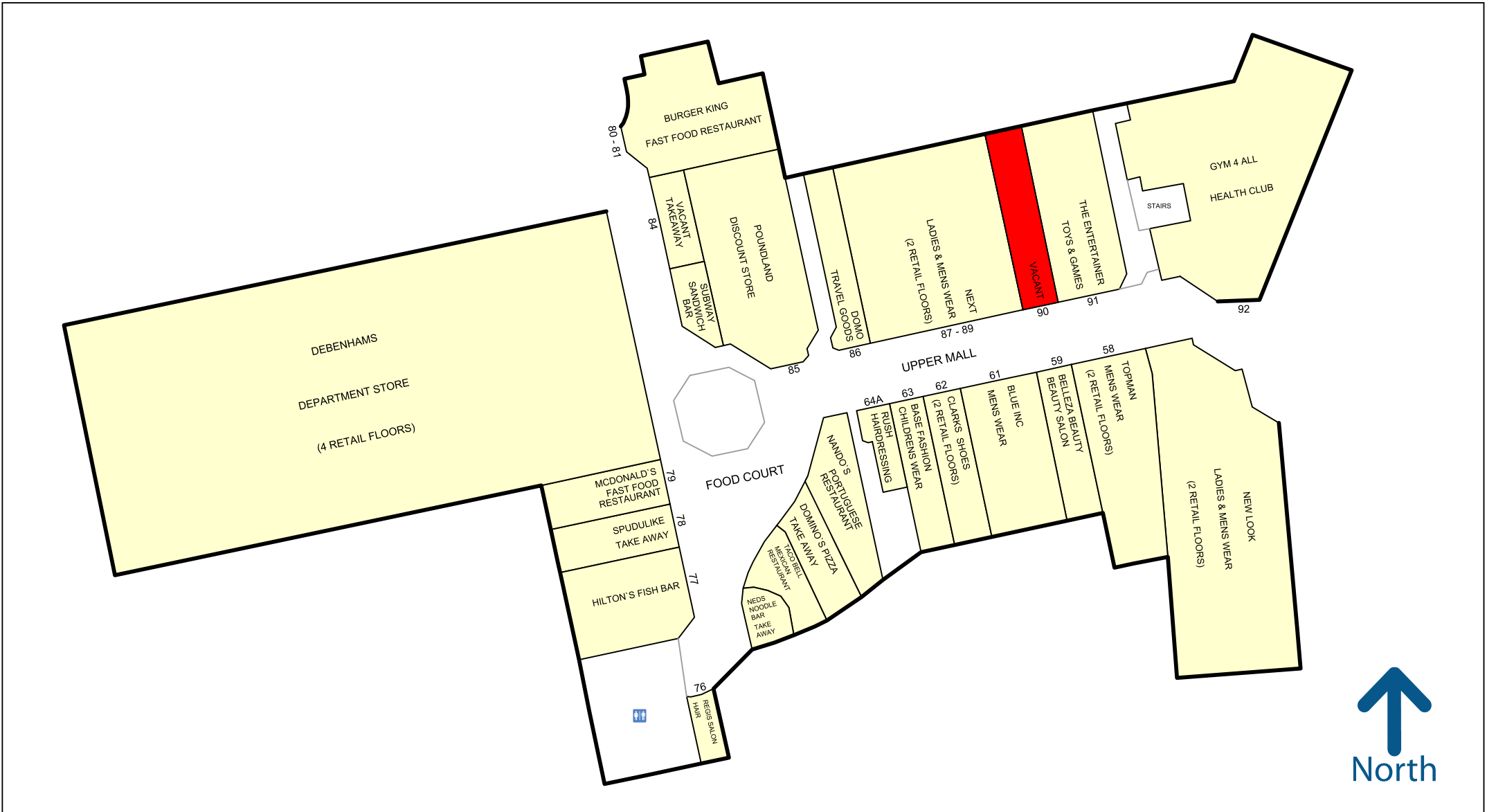
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50 metres



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