

# PROMINENT SHOP TO LET

## BASILDON UNIT 44/47, EASTGATE SHOPPING CENTRE

**brasier  
freeth**  
CHARTERED SURVEYORS



### | 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 opposite the food court. The food court includes food operators such as **Nando's**, **Spudulike**, **Taco Bell**, **Subway** and **McDonald's**. Additional seating is going to be added. Nearby retailers include **Next** and **Debenhams**. A street traders plan is found on the reverse of these marketing particulars.

### | ACCOMMODATION

The property has the following approximate floor area:-

<b>Ground Floor Sales</b>	564.01 sq m	6,071 sq ft
<b>Ancillary</b>	205.22 sq m	2,209 sq ft

### | LEASE

Subject to securing full vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

### | RENT

**£135,000 per annum exclusive** plus VAT (if applicable).

### | SERVICE CHARGE, INSURANCE & MARKETING

The service charge for the year is £61,233 per annum plus insurance of £2,493 per annum and a marketing contribution of £5,528 per annum plus VAT.

### | EPC

EPC has been commissioned and is awaited.

### | RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £70,500.

For rates payable for year to 31 March 2018 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.

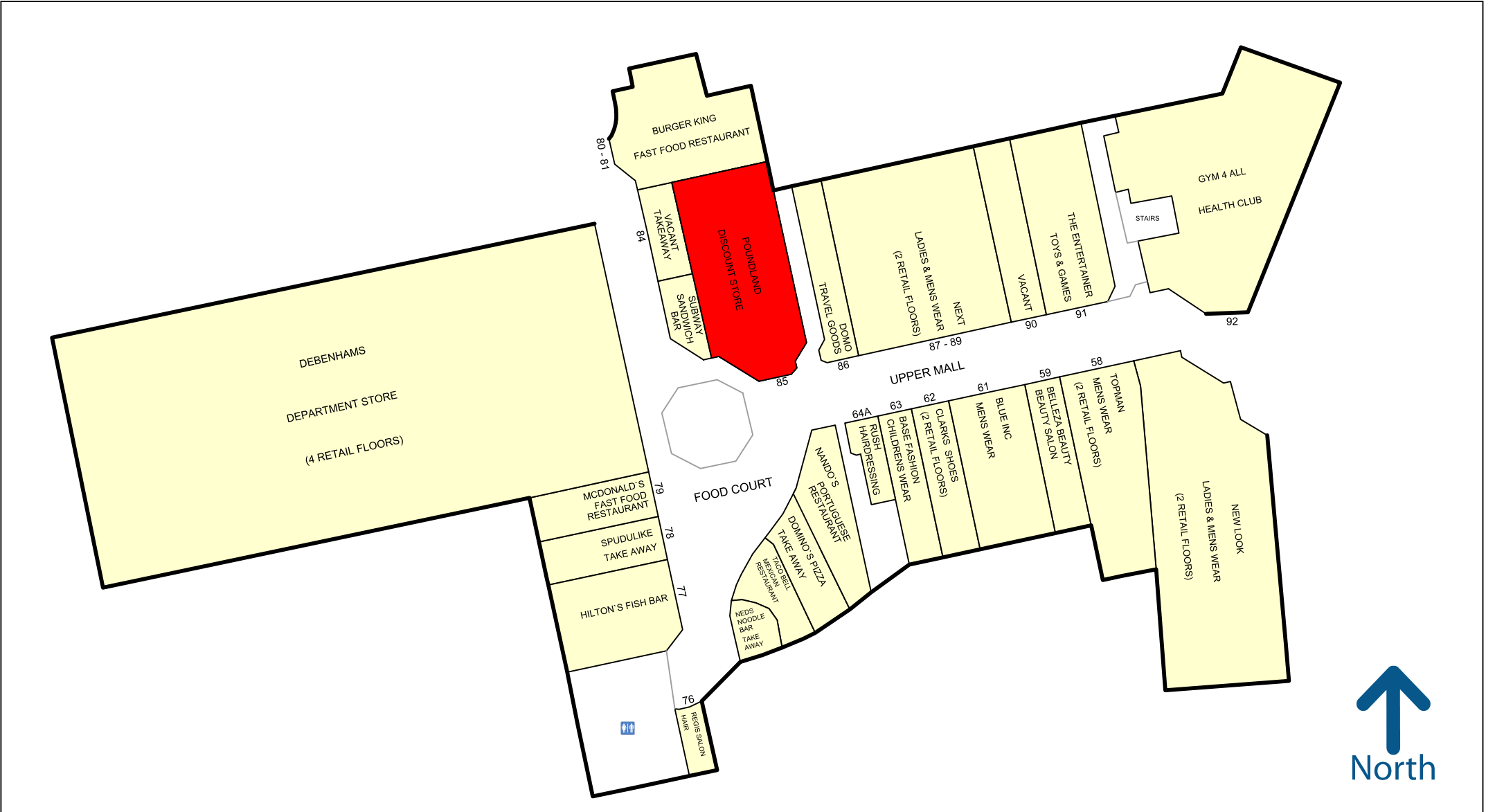
[Link to leasing brochure](#)

**VIEWING** | Strictly by appointment through this office with:

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50 metres

Experian Goad Plan Created: 18/10/2017  
Created By: Brasier Freeth



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