

UNIT 36/36A EASTGATE SHOPPING CENTRE BASILDON



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 corner position in close proximity to Cooperative Travel and Debenhams. The bus station is located directly outside the unit. A street traders plan is found on the reverse of these marketing particulars.

Accommodation

The property has the following approximate floor areas:-

Ground floor sales	183.66 Sq. m	1,977 Sq. ft
Ground floor anc	167 Sq. m	18 Sq. ft

Lease

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

Rent

£50,000 per annum exclusive plus VAT (if applicable).

Service charge, insurance & marketing

The service charge for the year is £22,645 per annum plus insurance of £641 per annum and a marketing contribution of £1,383 per annum plus VAT.

EPC

EPC has been commissioned and is awaited.

Rates

Please refer to the Local Charging Authority, Basildon Borough Council, for further information - 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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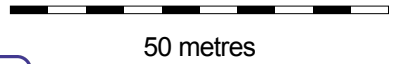
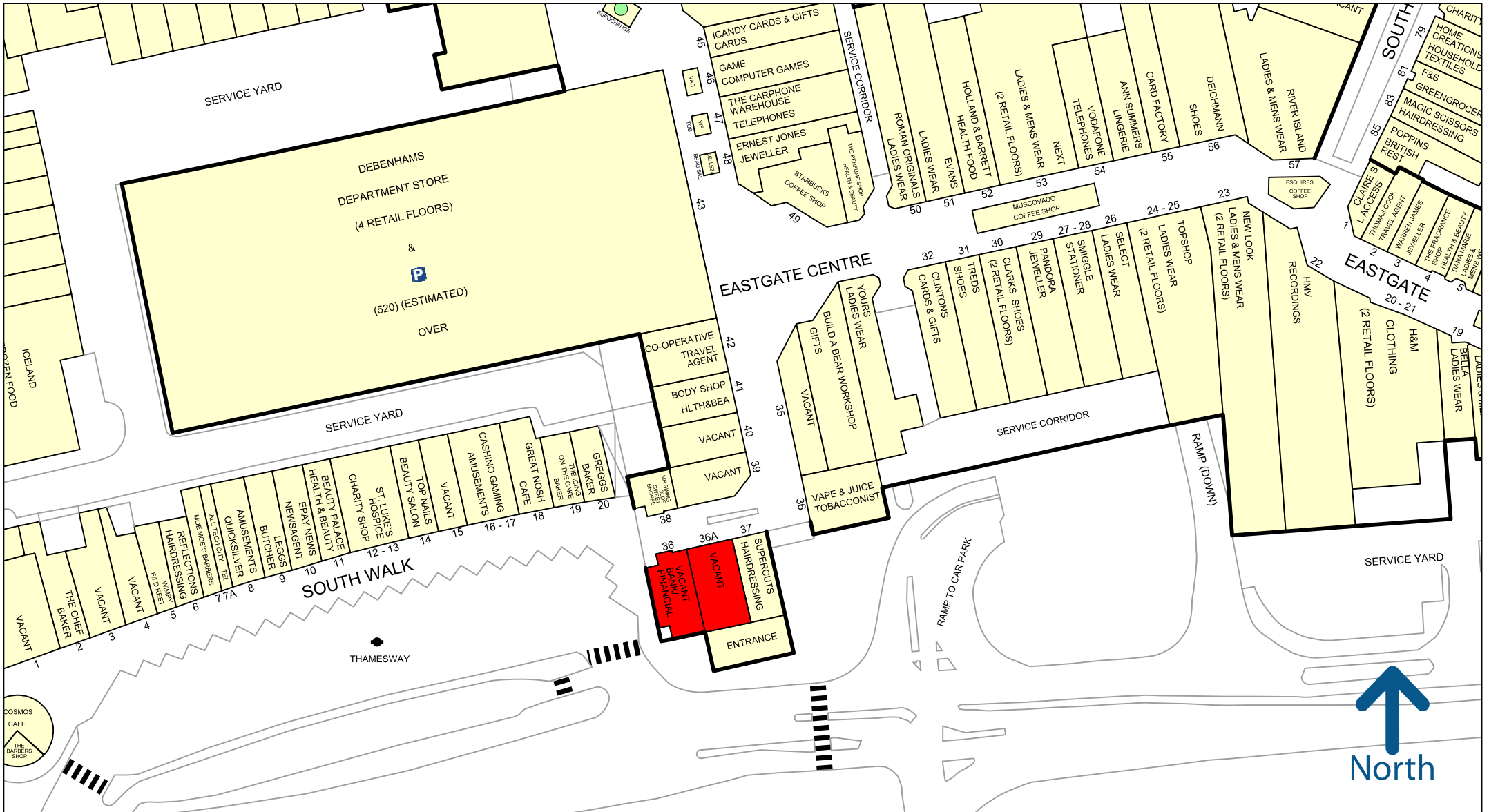
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