



PRIME SHOP TO LET

BASILDON

UNIT 52, EASTGATE CENTRE

- Footfall of 14 Million Per Annum

LOCATION

The premises occupy a good trading location on the first floor mall of the Eastgate Centre adjacent to **Next**, opposite **Blue Inc** and in close proximity to **Clarks**.

Other retailers trading at this level of the centre include **New Look**, **Rush Hair** and **99p Stores**. **McDonalds**, **Nando's** and **Cafe Giardino** are situated in the redeveloped food court.

ACCOMMODATION

The premises are arranged as a lock up shop providing the following approximate dimensions and net internal floor areas:-

Ground Floor	184.9 sq m	1,989 sq ft
--------------	------------	-------------

LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term of 10 years, subject to a rent review at the end of the fifth year, at a rent of **£50,000** per annum exclusive.

LEASE CODE

British Land supports the aims and objectives of the Code of Practice for Commercial Leases in England and Wales. A copy of the Code is obtainable from your advisors or from www.commercialleasecode.co.uk or from the Royal Institution of Chartered Surveyors, 12 Great George Street, London SW1P 3AD.

RATES

Rateable Value	£32,500
UBR	45.8p
Rates Payable (per annum)	£14,885

Interested parties should verify these figures with Basildon District Council (01268 533333)



VIEWING

Viewing is strictly by appointment with :-

Matthew Maddox

020 7318 7828

matthew.maddox@eu.jll.com

30 Warwick Street, London, W1B 5NH

SUBJECT TO CONTRACT

Or via our joint agent, Mark Talbot at Angermann Goddard & Lloyd (020 7409 7303).

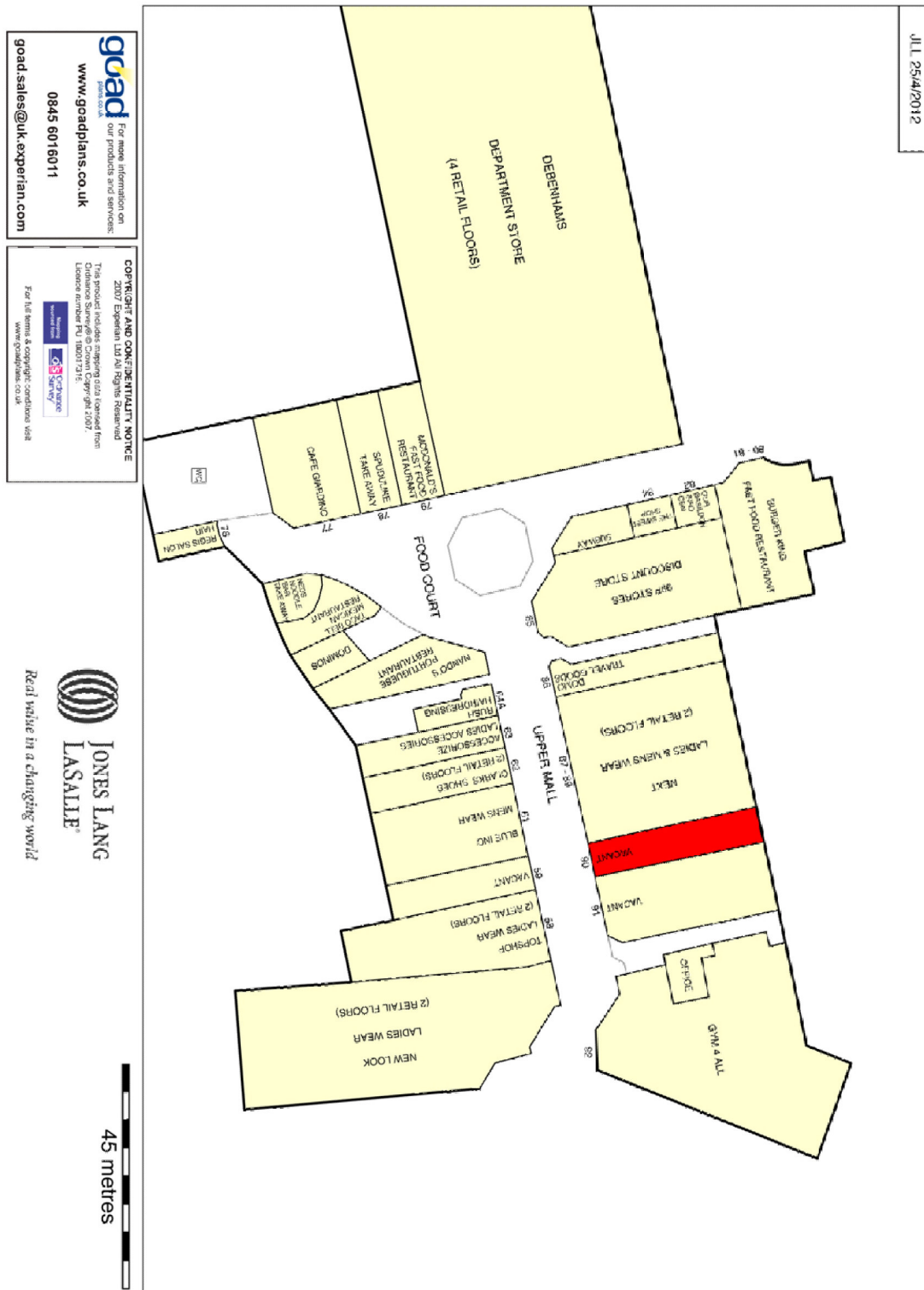
020 7399 5555



quad
Digital Plans

JUL 25/4/2012

Basilidon



No person in the employment of Jones Lang LaSalle or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Jones Lang LaSalle include any joint agents acting with Jones Lang LaSalle.