

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.commercialleasecodeew.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

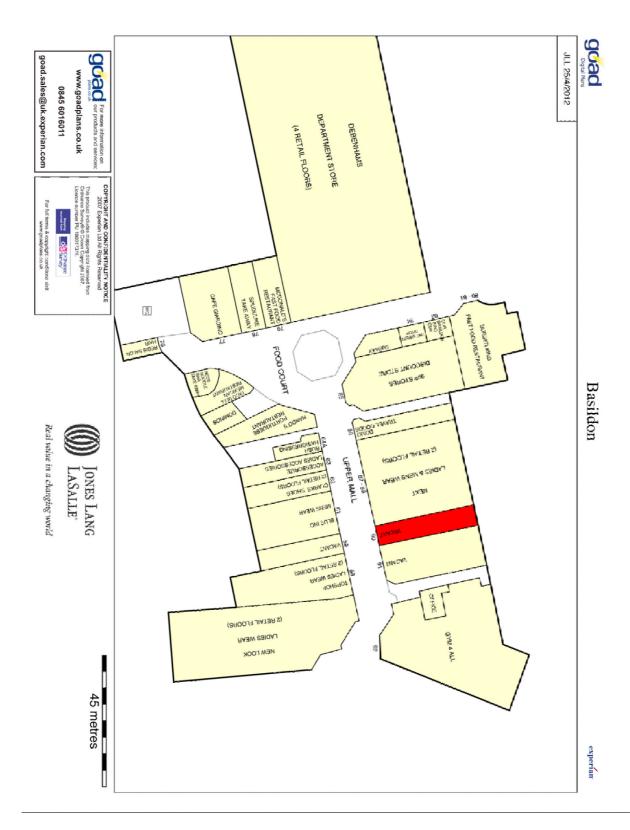
30 Warwick Street, London, W1B 5NH

SUBJECT TO CONTRACT

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

020 7399 5555





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