

# Lease Available

## Staff Unaware

33 Eastgate Shopping Centre, Basildon, SS14 1EX



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### Description

The subject property is located in The Eastgate Shopping Centre, situated in the heart of Basildon. The centre provides 757,000 sq ft of retail floor space comprising 121 shops and a 2,500 space car park. The scheme is anchored by Asda, Debenhams and Primark. The subject unit is adjacent to Yours ladieswear & Menkind Gifts. Nearby multiple occupiers include Starbucks, Clarks and Next.

### Accommodation

The property is a regularly shaped unit formed over ground floor only, with the following approximate net internal floor areas:

NB: Floor areas have been provided by our client and are subject to verification.

Ground floor	211 sq m	2,226sq ft
Storage	49 sq m	525 sq ft

### Lease

The premises is held on a 5 year lease from 25th October 2016 until 24th October 2021 at a passing rent of £70,000 pax plus a turnover provision if applicable.

### Business rates

We understand that the property is assessed as follows:

Rateable value:	£99,000
UBR 2017/18:	£0.479

Interested parties should make their own enquiries with the Local Authority to verify this information.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

The Energy Performance Asset Rating is E. A certificate can be made available.

### VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

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