

FOOD COURT UNIT TO LET

BASILDON UNIT 2, 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 corner trading position in the food court with nearby occupiers including **Spudulike, Nando's** and **McDonald's**. A street traders plan is found on the reverse of these marketing particulars.

| ACCOMMODATION

The property has the following approximate floor area:-

Ground Floor Sales	210.43 sq m	2,265 sq ft
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| 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

£65,000 per annum exclusive plus VAT (if applicable).

| SERVICE CHARGE, INSURANCE & MARKETING

The service charge for the year is £32,311 per annum plus insurance of £690 per annum and a marketing contribution of £1,511 per annum plus VAT.

| EPC

Details available upon request. Rating – C 70.

| RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £23,500.

For rates payable for year to 31 March 2020 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](#)

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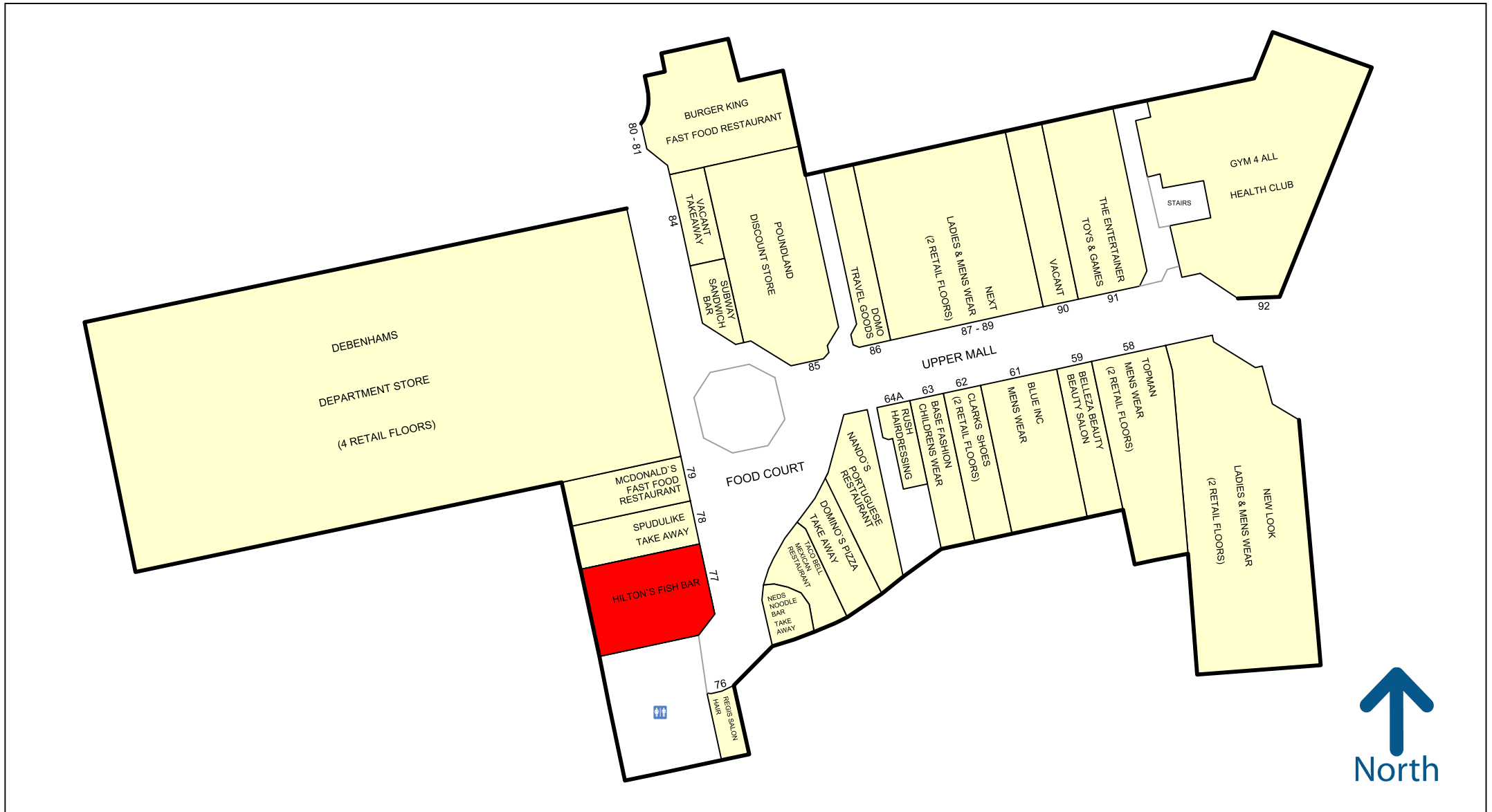
VIEWING | Strictly by appointment through this office with:

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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



50 metres

Experian Goad Plan Created: 03/11/2017
Created By: Brasier Freeth



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