

2 North Gunnels, Basildon

SS14 1HZ



To Let

8,575 sq ft
(796.64 sq m)

£77,000 per annum

Class E Leisure/Retail Space

- Suitable for a Variety of E Class Uses
- Town Centre Location
- 9 Metre Eaves Height

Location

North Gunnels forms part of the pedestrian and retail area of Basildon Town Centre, and the property lies adjacent to the new VUE Cinema on nearby East Square. Also adjacent to the property is the Great Oaks multi-storey car park.

Basildon Borough is the largest economy in Essex. It is the key employment hub and the economic activity of South Essex, with a population of 187,500.

Description

A commercial space formerly used for leisure. The unit has all main services, and includes staff facilities.

Accommodation

The property has the following gross internal area:

Floor/Unit	Building Type	sq ft	sq m	Tenure
Unit	Leisure	8,575	796.64	To Let
Total		8,575	796.64	

Terms

Offered on new 10 year lease terms to be agreed, subject to landlord break clause at the end of the 5th year and subject to 5th year rent review.

Rent

£77,000 per year exclusive of business rates, service charge and building insurance

Service Charge & Insurance

The unit is subject to an annual service charge and building insurance premium, which are payable in addition to the rent. Further details on application

Planning and Use

The property falls into Use Class E. Various uses will be considered including retail, leisure and medical

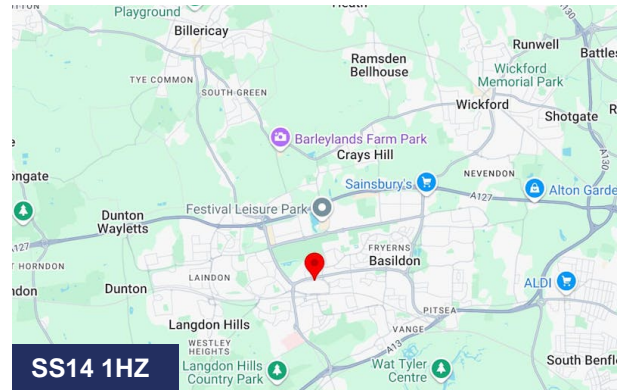
Business Rates

The unit has a rateable values of £54,000.

Prospective tenants are advised to contact Basildon Borough Council for clarification of their business rates payable

Legal Costs

Each party to pay their own legal costs



Summary

Available Size	8,575 sq ft
Rent	£77,000 per annum
Rates Payable	£26,946 per annum
Rateable Value	£54,000
EPC Rating	B (49)

Viewing & Further Information

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