



1 & 2 North Gunnels
Basildon
Essex
SS14 1HZ

To Let - Leisure or Retail Accommodation

- 16,533 sqft (1,483 sqm)
- Suitable for a variety of E Class uses
- Town Centre location
- Up to 9m height

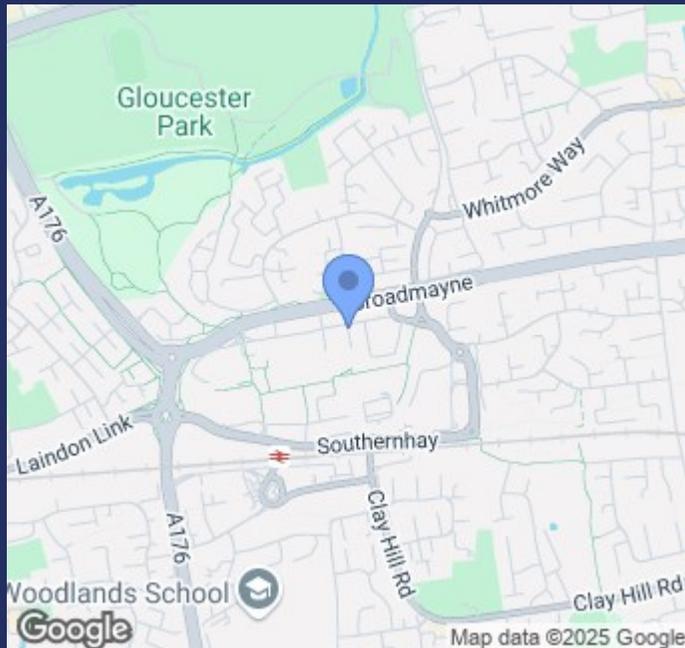
01277 289150

www.mjmpropertyconsultants.co.uk



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

Two adjoining commercial spaces formerly used for leisure and retail purposes. Each unit has all main services, and includes staff facilities. The units are offered separately or combined.

Accommodation

16,113 sq ft (1,483 sq m)

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

£143,000 per year exclusive of business rates and service charge

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 units have the following rateable Values:

Unit 1 - £89,500

Unit 2 - £54,000

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

Energy Performance Certificate

Unit 1 - B49

Unit 2 - C63

Legal Costs

Each party to pay their own legal costs

Viewing & Further Information:

Contact MJM Property Consultants:

Mark Mannering
mark@mjmpropertyconsultants.co.uk
07896 768002