



Location

The Eastgate Shopping Centre provides the main retail focus for Basildon town centre and is anchored by Debenhams, Primark, Asda and H&M. The subject property is located on the prime mall, close to Next, Pandora, Roman, Holland and Barratt and Starbucks.

Accommodation

Ground Floor	2,400 sq ft	223.05 sq m
Total	2,400 sq ft	223.05 sq m

Lease

The property is held on a 10 year lease for a term expiring November 2023.

The lease is subject to a tenant only break option in November 2018, subject to 6 months' prior written notice.

Rent

The passing rent is £82,000 per annum exclusive, subject to a turnover top up. Further details are available on request.

Rates

Rateable Value	£121,000
Rates Payable (2016/17)	£60,137

Interested parties are advised to make their own enquiries to the Local Authority.

Service Charge

Available upon request.

Energy Performance Certificate

Available upon request.

Costs

Each party is to be responsible for its own legal costs incurred in this transaction.

Viewing

Strictly by prior appointment via KLM Retail as staff in the shop are unaware.

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