

RETAIL WAREHOUSE TO LET

BASILDON – UNIT E PIPPS HILL RETAIL PARK SS14 3AF

Mason
Partners



Location

The scheme is located approximately 1 mile north of Basildon town centre, easily accessible from the A127 which connects to the M25, benefitting from a catchment of over 515,000 within a 20 minute drive time.

The scheme is anchored by Asda and B&Q at either end of the parade with other occupiers including TK Maxx, Currys, DFS, Wren Kitchens, Poundstretcher, Halfords, Pets at Home, The Gym Group, Carpetright, Burger Kings, Costa coffee, Card Factory, Wenzels and Subway.

Accommodation

The property comprises the following approximate gross internal areas:

Ground Floor	750 sq.m.	8,075 sq.ft.
Mezzanine	718 sq.m.	7,728 sq.ft.

Tenure

The premises are held by way of an effective full repairing and insuring lease for a term expiring 24th March 2025. The current passing rent is £171,600 pax.

Availability

The remainder of the leasehold interest is available on terms to be agreed.

Use

Class A1 (non food)

Rates

Rateable Value	£163,000
Estimated Rates Payable	£85,086 pa

For further information visit Gov.uk or contact the business rates department at the local authority.

EPC

The property has an Energy Performance Asset Rating C.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Viewing

Gareth Preston 0151 225 0334 garethpreston@masonpartners.com

0151 227 1008

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