

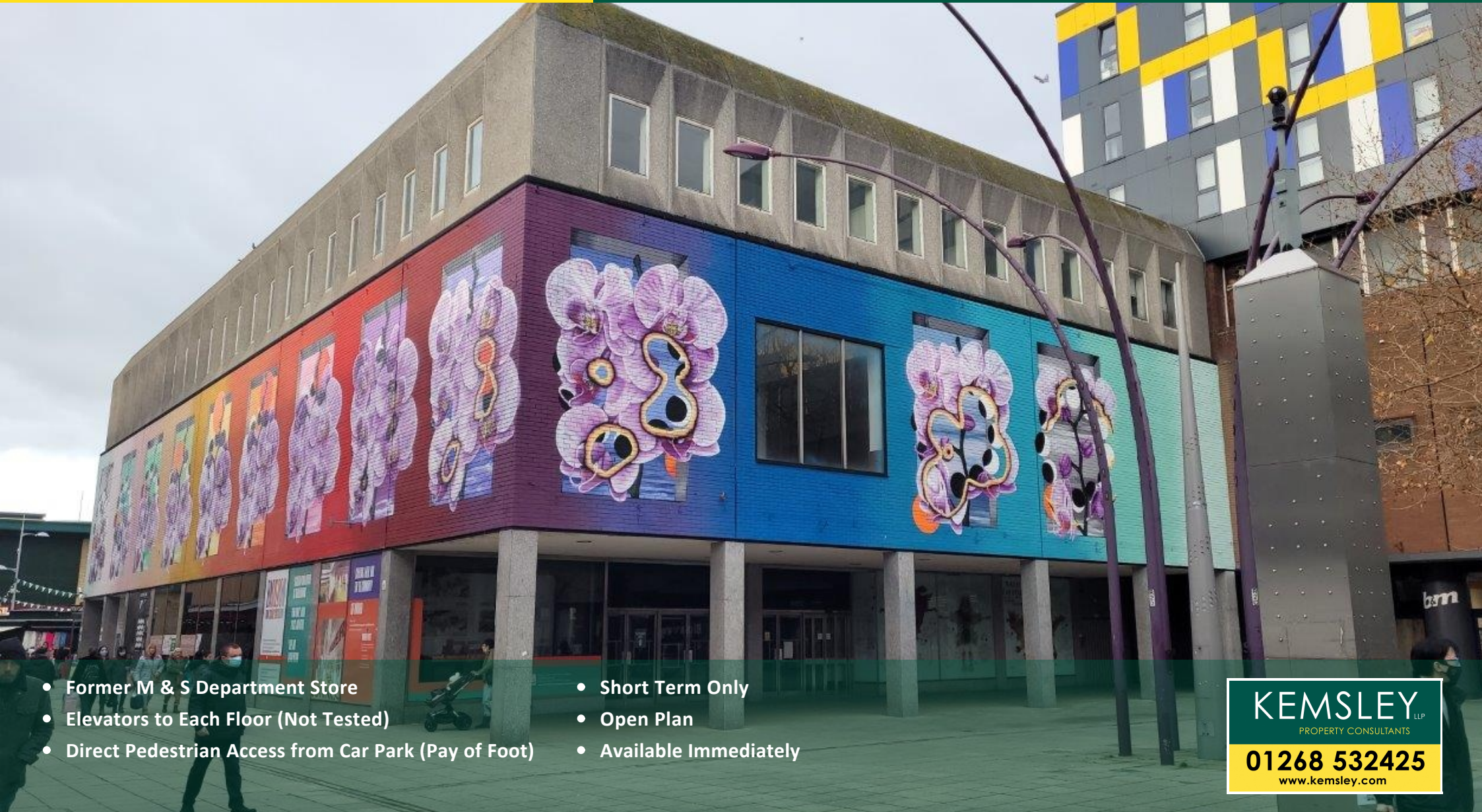
TO LET

Prime Town Square Location

81,493 sq. ft. (7,571 m²)

1 TOWN SQUARE

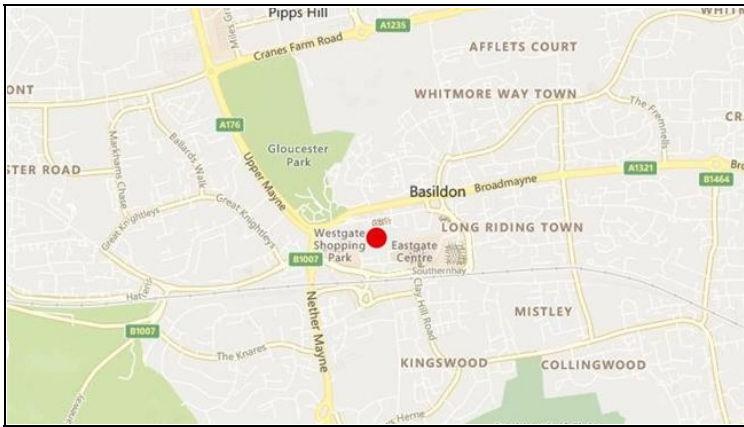
Basildon, Essex, SS14 1DZ



- Former M & S Department Store
- Elevators to Each Floor (Not Tested)
- Direct Pedestrian Access from Car Park (Pay of Foot)
- Short Term Only
- Open Plan
- Available Immediately

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

The subject property occupies a prime position on the corner of Town Square and St Martin's Square and is one of the most prominent units in the town.

The property benefits from sitting adjacent to the new town market in St Martin's Square with further retailers in close proximity including B&M, Peacocks, WH Smith, Specsavers and Boots.

DESCRIPTION

The property was formerly occupied by Marks and Spencer and is located in a prime position in Basildon Town Square. The available accommodation is arranged over ground, first and second floors. A multi storey car parking provides direct access to the unit.

ACCOMMODATION

Ground Floor	27,663 sq. ft. (2,570 m ²)
First Floor*	26,611 sq. ft. (2,472 m ²)
Second Floor	27,219 sq. ft. (2,529 m ²)
Total	81,493 sq. ft. (7,571 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The premises are available by way of a new lease for a term to be agreed.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Local Authority we are advised the premises has a rateable value of £490,000. Based upon the current Uniform Business Rate we believe the rates payable amount to £250,880 for 2021/22.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

David Sewell

Tel: 01268 290299 / 07837 409316

Email: david.sewell@kemsley.com

Ryan Jones

Tel: 01268 290298 / 07813 973113

Email: ryan.jones@kemsley.com

Ref: AB2419



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.