

Leisure / Retail unit to let.

Basildon, 108/110 Southernhay.

SS14 1BR.

GCW.

0207 408 0030
gcw.co.uk



Fully fitted gym

Prominent town centre position

Nearly 100 ft of frontage

Contact.

Tim Ashe

tim.ashe@gcw.co.uk
020 7647 4828

Simon Horner

simon.horner@gcw.co.uk
020 7647 4807

Location.

The property is located on junction of Southernhay and Broadmayne which forms part of the inner ring road around Basildon town centre. The development is opposite the Great Oaks Retail Park and **Asda**. It is also opposite the entrance to the Eastgate Shopping Centre (which has over 100 stores, including **Primark, H&M, New Look, Superdry, Next, TopMan** and **Topshop**. Basildon Train Station is just 0.5 miles away).

Description.

Situated on the ground floor of residential building, the unit consists of a fully fitted gym with a gross internal area of 585 sq m / 6,300 sq ft.

Rent.

£75,000 pax

Business Rates.

Rateable Value £80,500

UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact Basildon Council.

Lease Term.

The premises are available by way of a new lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band C, report available upon request.

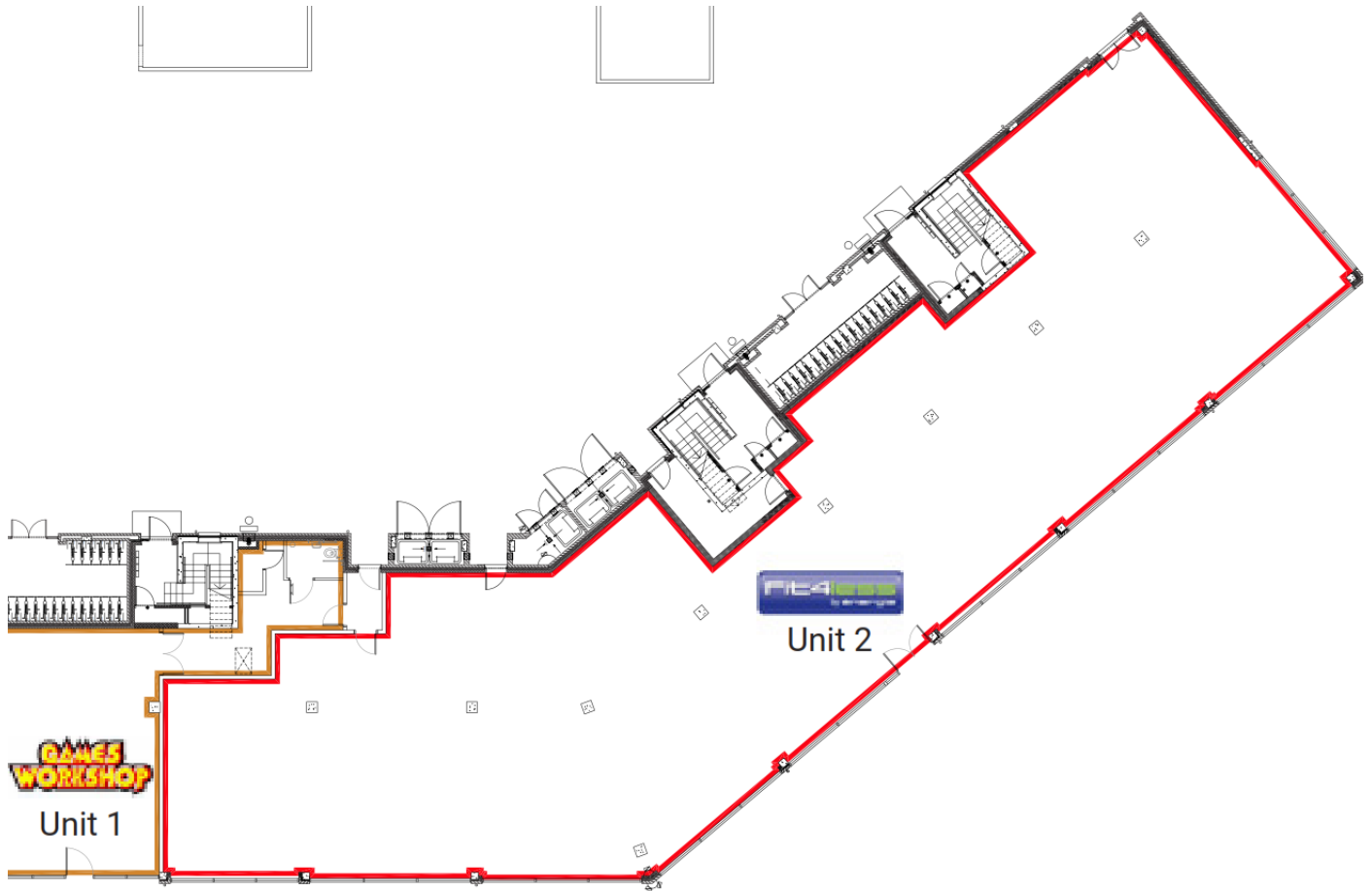
Legal Costs.

Each party to bear their own legal costs.

Subject to Contract.

March 2020

**Basildon, 108/110 Southernhay.
SS14 1BR.**



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particular by vendor, lessor or the agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB.