



Unit 10  
Westgate Shopping Park  
Basildon  
Essex  
SS14 1WP

To Let – Short Term –  
Retail Warehouse/  
Leisure Unit

- 7,990 sqft over Ground & First Floors
- Town Centre Location
- Short Term Rental Opportunity

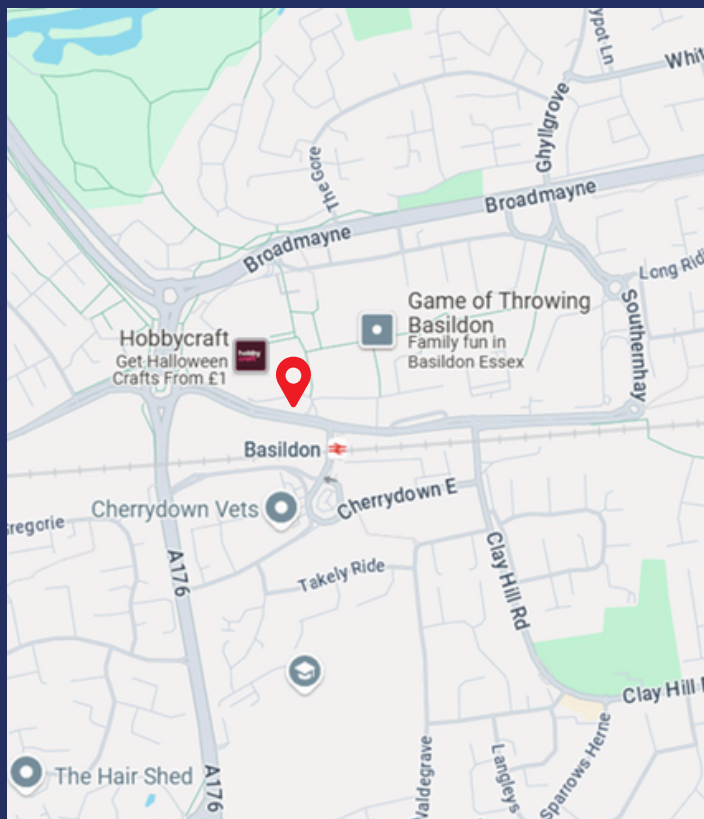
01277 289150

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## Location

The property forms part of the Westgate Shopping Park, which is situated in Basildon Town Centre. The Park is adjacent to one of Basildon's main pay and display car parks, and close to the central retail area, market and rail station.



## Description

The property which was formerly occupied by a gym is a two storey premises with the first floor covering approximately 80% of the ground floor area. The ground floor accommodates male and female WC's and changing rooms, a small kitchen and lift access to the first floor.

There is rear access for loading via a private car park in which there is designated staff parking.

## Accommodation

Ground Floor	4,450 sq ft (386 sq m)
First Floor	3,540 sq ft (329 sq m)
Total	7,990 sq ft (742 sq m)

## Terms

The property is to be offered on a short term licence for a period of up to 24 months with Landlord's option to break after 12 months upon giving 3 months' notice.

## Rent

Upon application

## Service Charge

A service charge is applicable. 2024-25 charge - £11,075

## Planning/Use

The property can be used for a range of uses within Class E of The Use Classes Order

## Business Rates

The property has a Rateable Value of £55,000. Estimated Rates Payable for 2024/24 - £30,030.

## Energy Performance Rating

B 31

## Value Added Tax

VAT is applicable to the rent and service charge.

## Legal Costs

Each party to bear their own

## Viewing & Further Information:

Contact MJM Property Consultants

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