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Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

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142A CLAY HILL ROAD, BASILDON, ESSEX, SS16 5DF

TO LET - RETAIL UNIT SUITABLE FOR A VARIETY OF USES INCLUDING OFFICE (STP) 408 sq.ft (37.90 m²)



Location

The premises are situated on a small retail parade in a predominantly residential neighbourhood on Clay Hill Road (B1419) at its junction with Wynters. Both Basildon Town Centre and Station are within approximately half a mile to the north of the property, whilst the A12 to the North and the A13 to the south both provide direct access to the property within 10 minutes.

Accommodation

The premises comprise a ground floor retail unit with kitchen and W.C.

Ground Floor Sales	322 sq.ft (29.91 m ²)
Kitchen/W.C	86 sq.ft (7.99 m ²)
Total	408 sq.ft (37.90 m ²)

Terms

Effectively a New Full Repiaring and Insuring Lease for a term to be agreed.

Rent

£7,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days



Service Charge

A service charge may be applicable in respect of this property. Further details on request.

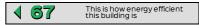
Rates

Rateable Value	£4050	
UBR (2019/2020)	£0.491	
Rates Payable	£1988	

Interested parties are advised to verify their business rates obligations and query whether they qualify for small business rates relief with Basildon Council on 01268 533333

Energy Performance Asset Rating





Legal Costs

Each party to bear their own.

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co acting on behlaf of Basildon Borough Council:

Contact

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