

## 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 m<sup>2</sup> )



### 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.

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

### Terms

Effectively a New Full Repriaring 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

<b>Rateable Value</b>	£4050
<b>UBR (2019/2020)</b>	£0.491
<b>Rates Payable</b>	£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

<b>C 51-75</b>	<b>67</b> This is how energy efficient this building is
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### 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 behalf of Basildon Borough Council :

Contact

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