

BASILDON



TO LET

The Triangle Unit 5
High Road
Basildon
SS16 6BH

RETAIL
667 SQ. FT. (62 SQ. M.)



Ground floor shop



On site parking



Large open space



Busy pedestrian and vehicular traffic



Rent only £12,500 per annum exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The Triangle Shopping Parade is located along Laindon High Road within a mile of Laindon Train Station with its routes into Southend and London Fenchurch Street. There is a footpath through to Berry Lane and Lincewood Primary School, which is situated to the west of the parade.

The retail unit consists of an open plan café/kitchen area. It benefits from access from the front and back, both of which are full window frontage.

Please Note: The Landlord will not allow two shops of similar trade



ACCOMODATION

	SQ.FT.	SQ.M.
Floor Area	667	62

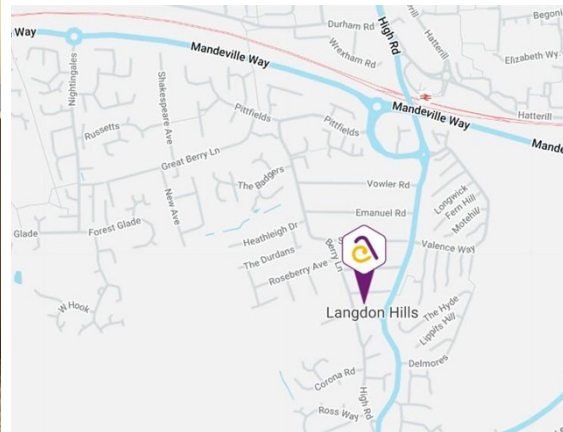
TOTAL	667	62
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TERMS

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed.

EPC

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Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any

BUSINESS RATES

Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533333

LEGAL COSTS

Ingoing tenant are responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT

£12,500 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



Ayers & Cruiks
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SOUTHEND OFFICE

a. 86-88 Baxter Avenue
Southend on Sea
Essex SS2 6HZ
t. **01702 343060**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

CHELMSFORD OFFICE

a. Burgundy Court
64/66 Springfiled Road
Chelmsford, Essex CM2 6JY
t. **01245 202555**
e. mail@ayerscruiks.co.uk
w. ayerscruiks.co.uk

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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