

Unit 44/47 | Eastgate Shopping Centre |
Basildon | SS14 1AF

Prominent Shop | To Let



Located at
the heart of
the Town
Centre

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Location

The Eastgate Shopping Centre occupies a prime location in the heart of Basildon town centre, comprising 750,000 Sq.ft of retail accommodation including over 85 shops and restaurants.

The scheme benefits from 1,700 car parking spaces and the expected footfall for 2024 is anticipated to be in excess of 13 million shoppers. Primark and Asda anchor the centre, other retailers include Superdry, River Island, New Look, JD Sports, Lids, Pandora, Smiggle and Starbucks.

Planning Consent is now in place for the major transformation of the former Debenhams into a world class, all-inclusive MEDICAL facility, to operate as Basildon Health Centre, which will significantly increase the customer base and reasons to visit Eastgate.

More details on the proposals are available by clicking on the link to the scheme brochure.

Description

The subject unit occupies a prominent trading position opposite the food court. The food court includes food operators such as Nando's, Spudulike, Taco Bell, Subway and McDonald's. Additional seating is going to be added. Nearby retailers include Next and The Entertainer.

A street traders plan is found on the reverse of these marketing particulars.

Accommodation

The property has the following approximate floor areas:-

Ground floor sales		564.01 Sq.m		6,071 Sq.ft
Ancillary		205.22 Sq.m		2,209 Sq.ft

Rent

Rent on application.

Lease

Subject to securing full vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Service charge

The service charge for the current year is £57,935 per annum.

EPC

EPC has been commissioned and is awaited.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £77,500.

For rates payable please refer to the Local Charging Authority, Basildon Borough Council - 01268 533333.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Leasing brochure

[Here >](#)



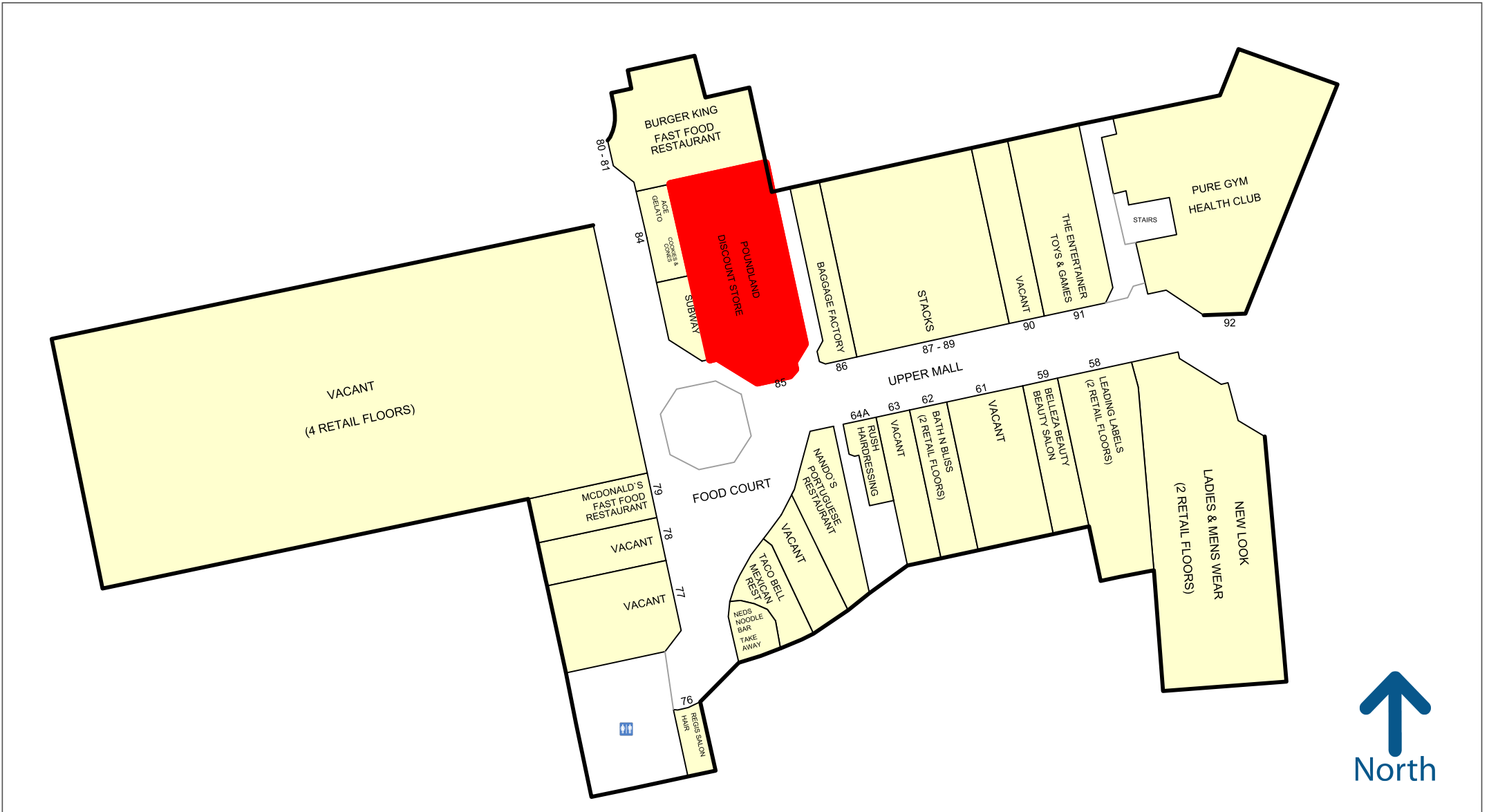
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VIEWINGS - Strictly by appointment

[brasierfreeth.com](https://www.brasierfreeth.com)



50 metres

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Experian Goad Plan Created: 11/04/2023

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