

Unit 52 | Eastgate Shopping Centre |  
Basildon | SS14 1AF

Shop | To Let



Located at  
the heart of  
the Town  
Centre

# Unit 52 | Eastgate Shopping Centre | Basildon | SS14 1AF

## 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 100 shops and restaurants.

The scheme benefits from 1,700 car parking spaces and an annual footfall of 11.75 million shoppers. Primark and Asda anchor the centre, other retailers include Superdry, River Island, New Look, JD Sports, Lids, Pandora, Smiggle and Starbucks.

## Description

The subject unit occupies a prominent trading position on the first floor. Nearby retailers include Next and The Entertainer.

A street traders plan is found on the reverse of these marketing particulars and a link to the leasing brochure is below.

## Accommodation

The property has the following approximate floor areas:-

Ground floor sales | 184.77 Sq.m | 1,989 Sq.ft  
Ground floor anc | 14.19 Sq.m | 156 Sq.ft

## Rent

Rent on application.

## Lease

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 £21,065 per annum.

## EPC

Details available upon request. Rating – B 49.

## Rates

The VOA website shows that the Rateable Value from April 2023 will be £28,750.

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 >](#)



## Contact

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Or our joint agents:  
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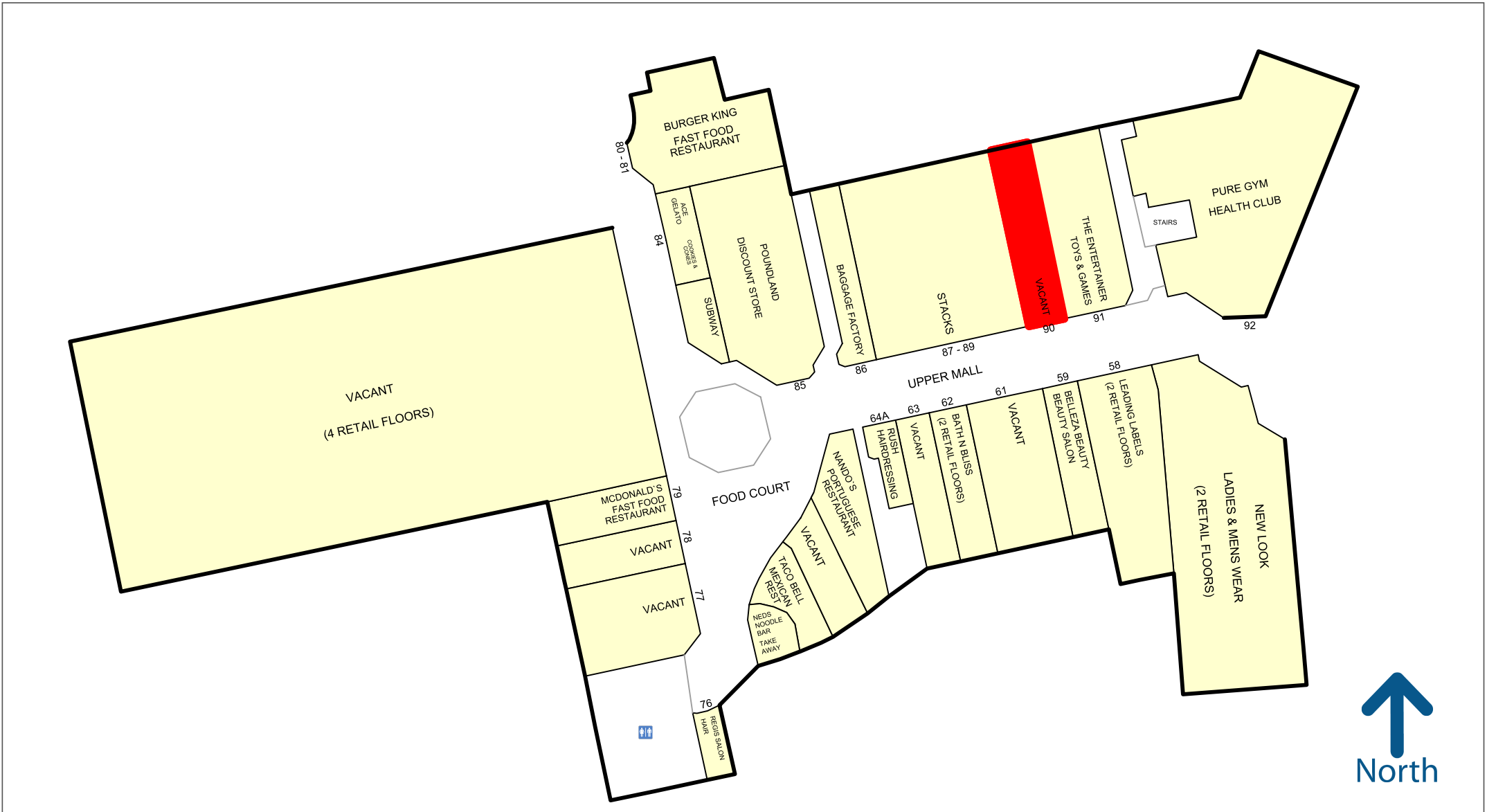
VIEWINGS - Strictly by appointment

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

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