FOR SALE

Freehold Vacant Car Park

Basildon, Essex

SS14 1AZ

Guide Price:

£2,500,000





Executive Summary

- 0.83 acre, vacant commercial freehold opportunity in Basildon town centre
- Existing 309-space, multi-storey car park
- Prominent position close to Basildon High Street
- Less than 10 minutes' walk from Basildon Station
- Regular rail services to London in approximately 35 minutes
- Future redevelopment potential, subject to planning
- Located within the Great Oaks focus area identified in the draft Basildon Town Centre Masterplan

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CAR PARK

About
Eastgate Car Park

The property comprises an existing multi-storey car park adjoining the former Toys R Us building.

The site occupies a prominent town-centre position close to Basildon High Street, with established vehicular and pedestrian access. It is located close to the Eastgate Shopping Centre and surrounded by a mix of retail, leisure, residential and commercial uses.

The former Toys R Us building is in the process of being converted into a single self-storage unit operated by Space Station.

The property is being offered for sale as a vacant commercial freehold opportunity, providing an incoming purchaser with flexibility over its future use. Its scale, central location and existing built form may also offer longer-term redevelopment potential, subject to planning and all necessary consents.

The opportunity may suit a range of commercial occupiers, investors or developers seeking a substantial freehold asset in an established town-centre location.







Location

The property is situated in Basildon town centre, Essex, close to the High Street and surrounding retail and commercial amenities. Eastgate Shopping Centre and a wide range of shops, restaurants and services are all within the immediate town-centre area.

Basildon Station is less than a 10-minute walk away, with regular services to London Fenchurch Street taking approximately 35 minutes. The site also benefits from strong road, bus and pedestrian connections, providing convenient access for both customers and employees.

Basildon is a major commercial centre in South Essex, with good connectivity to the wider region via the A127 and A13, providing onward access towards the M25 and London.

Links

Market Square Development

Donard Development

Drone Footage

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Planning Potential

The property does not currently benefit from planning permission for redevelopment.

However, preliminary architectural and pre-application work has been undertaken to explore the potential scale and massing of future development.

Feasibility studies prepared by Hollaway Studio have considered a number of redevelopment options, including:

- A co-living concept of approximately 195 units over seven storeys, incorporating communal amenity space and retained parking.
- A more conventional residential concept of approximately 65 units over six storeys, with ground-floor commercial/lobby accommodation and parking.
- Alternative approaches to the site's height, massing, density and retention of elements of the existing car park have also been explored.

These studies demonstrate the potential scale and range of redevelopment options that have been considered for the property and provide a useful starting point for purchasers assessing its longer-term potential.

6-STOREY RESIDENTIAL CONCEPT




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Further Information:

TENURE/TENANCIES:
Freehold, with vacant possession

PLANNING:
No planning permission currently exists for redevelopment. Preliminary feasibility and pre-application work is available to interested parties.

DEVELOPMENT POTENTIAL:
Any redevelopment or alternative use is subject to obtaining all necessary planning and statutory consents.

VAT:
VAT is applicable

RATES PAYABLE
£34,500

VIEWINGS:
Strictly by prior appointment through Whozoo

EXISTING USE
Sui Generis

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