

TO LET

Former Bowling Alley

Could Suite A Variety of Uses

24,434 - 48,868 sq. ft. (2,270 - 4,540 m²)

3-5 HIGH PAVEMENT

Basildon, Essex, SS14 1EA

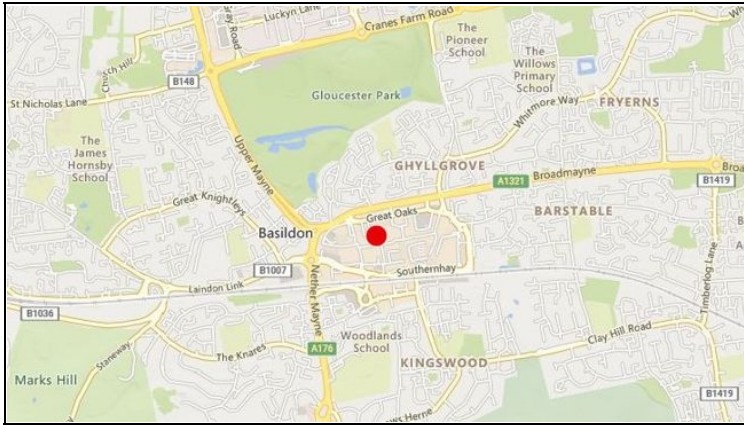


- Town Centre Location
- Could Suit a Variety Of Uses STPP
- Two Floors Each Of 24,434 sq. ft.

- Ground Floor Access From The High Street
- New Lease Available
- Available Now

KEMSLEY LLP
PROPERTY CONSULTANTS

01268 532425
www.kemsley.com



LOCATION

Basildon is situated in the Thames Gateway approximately 30 miles to the east of central London accessed via the A127 and A13 trunk roads which provide good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately 10 miles distant. Basildon main line railway station provides services to London Fenchurch Street.

DESCRIPTION

Former bowling alley and first floor retail premises located in Basildon Town Centre. The available space is positioned on High Pavement and accessed via a new entrance on Basildon High Street, with lift access to both floors. The space is split across two floors, each of 24,434 sq. ft. and was once the home of Basildon Bowl at second floor and BHS first floor retail space. Our client is looking to grant a new lease for a term to be agreed.

ACCOMMODATION

First Floor	24,434 sq. ft. (2,270 m ²)
Second Floor	24,434 sq. ft. (2,270 m ²)
Total	48,868 sq. ft. (4,540 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

To be re-assessed.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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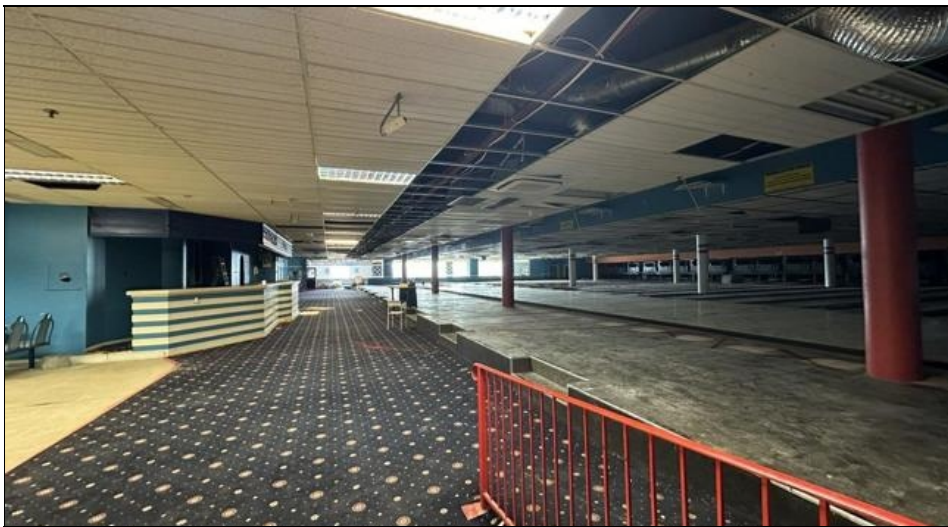
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