JAMIESON MILLS

020 3746 6880

SHOP TO LET (STVP)

UNIT 8/9 | EASTGATE CENTRE | BASILDON



Location
Eastgate Centre occupies a prime location in the heart of Basildon and is the primary retail destination for the town, comprising 750,000 sq ft of retail, leisure and restaurants , plus 1,700 car parking spaces and excellent links into London.

The scheme is anchored by **ASDA** and is home to national brands such as **New Look, River Island, Deichmann, TUI, JD Sports, Poundland, Starbucks, McDonald's, The Entertainer, Holland & Barrett, HMV, Superdrug, Pure Gym** and **Lovisa.**

The former Debenhams is to be a new 24/7 Hospital offering both NHS and Private healthcare services, creating some 300 jobs.

Accommodation
Located on the Ground Floor of the Centre the unit comprises a retail unit with the following approximate net internal floor areas (Sub-division considered):

Ground Floor	2,039 sq ft (sq m)
First Floor	4,910 sq ft (

Lease
Subject to securing vacant possession (one month's notice) the property is available by way a new effectively full repairing and insuring lease for a term to be agreed.

Rental
On application. Rent is exclusive of service charge, insurance, utilities, business rates and VAT.

Business Rates
We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value (2026)	£84,500
Rates Payable (2026/27)	£43,856

Service Charge, Buildings Insurance & Marketing
Service Charge payable for the year 2026 is approximately £76,789 per annum, with insurance of £2,797 per annum, plus VAT and marketing charge of £3,188 per annum plus VAT.

Energy Performance Certificate
A copy of the EPC Certificate is available upon request.

Costs
All figures quoted are exclusive of VAT where applicable.

Viewing & Further information:
Strictly by prior appointment through joint agents **Jamieson Mills:**

Contact: Richard Mills
Direct Dial: 07831 758755 / 020 3746 6883
Email: rjm@jamiesonmills.com

Contact: Russell Walker
Direct Dial: 07974 170 438 / 020 3746 6884
Email: rjw@jamiesonmills.com

Or Jackson Criss - Tel: 020 7637 7100

JAMIESON MILLS

020 3746 6880



This plan is published for the convenience of identification only and although believed to be correct it is not guaranteed, and it does not form any part of any contract.

Misrepresentations Act 1991: Jamieson Mills Ltd for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, not constitute part of, and offer or contract; b) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely in them as a statement of representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) No person in the employment of Jamieson Mills Ltd has any authority to make of give any representation or warranty whatever in relation to this property.

Subject to contract. Exclusive of VAT.