JAMIESON MILLS

020 3746 6880

# SHOP TO LET

## UNIT 36B (37B) | 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, Starbucks, McDonald's, The Entertainer, Holland & Barrett, HMV, Sports Direct, 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:

| | |
|---|---|
| Ground Floor | 1,218 sq ft (113.16 sq m) |

**Lease**
The property is available by way a new effectively full repairing and insuring lease for a term to be agreed.

**Rental**
£27,500 per annum exclusive.

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 (April 2026) | £19,000 |
| Rates Payable (2026/27) | £8,398 pa |

**Service Charge, Buildings Insurance & Marketing**
Service Charge payable for the year 2026 is approximately £15,079 per annum, with insurance of £466 per annum, plus VAT and marketing charge of £633 per annum plus VAT.

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

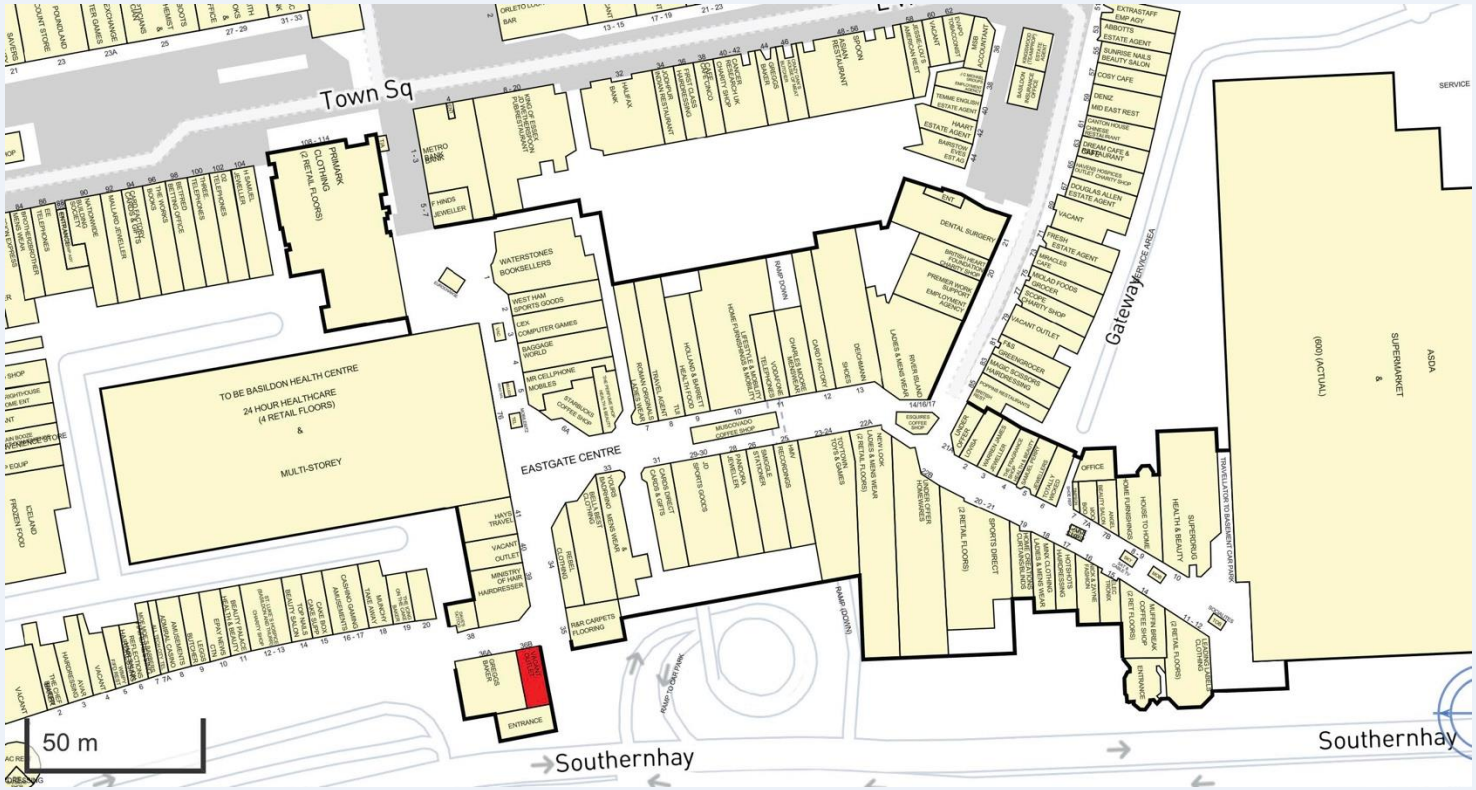
**Costs**
All figures quoted are exclusive of VAT where applicable.

**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**




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Subject to contract. Exclusive of VAT.