

SMART4

REAL ESTATE CONSULTANCY



**Westgate Shopping Park
Basildon
SSI4 IWP**



RETAIL UNITS AVAILABLE OPEN AI PLANNING CONSENT

Location

Westgate Shopping Park is prominently situated on the western side of Basildon Town Centre, fronting Roundacre (A176) at the junction of Broadmayne (A1231). The scheme is adjacent to the Eastgate Shopping Centre and is within walking distance of Basildon railway station.

Retailers include Dreams, JD Sports, Laura Ashley, Argos Extra, Hobbycraft TUI Travel, Home Bargains, Maplin and Wilko. Other nearby occupiers include, M&S, Bathstore and Hammonds Furniture.

Accommodation

The scheme extends approximately 13,258 sq m (142,712 sq ft) incorporating 412 car parking spaces. The current availability is as follows:-

Unit 1	GIA	422 sq m	(4,547 sq ft)
Unit 9	GIA:	398 sq m	(4,280 sq ft)
Unit 12	GIA:	395 sq m	(4,258 sq ft)

Please note Unit 1 can be redesigned to create a Drive-Thru and Drive-To units.

Tenure

The premises are available by way of a new lease for a term and rent to be agreed.

Rates

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Unit 1	RV: £75,000	UBR (2018/2019): 47.9p	Rates Payable: £35,925
Unit 9	RV: £60,000	UBR (2018/2019): 47.9p	Rates Payable: £28,740
Unit 12	RV: £38,000	UBR (2018/2019): 47.9p	Rates Payable: £18,202

Viewing

For further information or to arrange an inspection please contact:

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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

Westgate Shopping Centre, Basildon, SS14 IWP

