



416 Whitmore Way, Basildon, SS14 2HB To Let | 898 sq ft



# 416 Whitmore Way, Basildon, SS14 2HB

## Summary

- Rent: £14,000 per annum
- Business rates: £5,738.50 per annum Interested parties are advised to confirm the rating liability with Basildon Borough Council on 01268 5333333
- Car parking charge: n/a
- · VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (87)
- · Lease: New Lease

## Further information

• View details on our website

### **Contact & Viewings**

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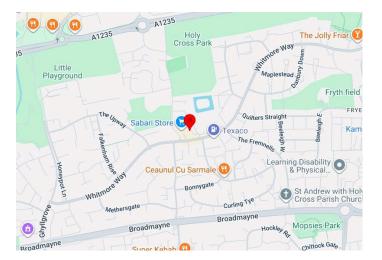
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#### Offices

86-88 Baxter Avenue, Southend-On-Sea, Essex, SS2 6HZ Tel: 01702 343060 Burgundy Court 64/66 Springfield Road, Chelmsford, Essex, CM2 6JY

Tel: 01245 202555



## **Key Points**

- Retail/Office
- Parking To the rear
- 5.6 Meter Glazed Frontage
- New Lease Avalaible

## Description

The property was formerly used as a butcher's and will be cleared, making it suitable for a variety of business uses. It benefits from a rear yard with an external W.C. and shared parking to the rear, allocated alongside the adjoining flats. The property also benefits from a public car park directly to the front, providing convenient parking for customers.

## Location

The property is situated in the established Fryerns district, close to local amenities and public transport. The property has good road links via the A127 and A13 and is within easy reach of Basildon town centre and rail services.



Other surrounding businesses, such as Pizza Gogo, Nisa local, cafes and barbers.

## Accommodation

Building Type	sq ft	sq m	<b>Availability</b>
Retail	898	83.43	Available

## Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

#### **Terms**

The premises is available to let upon a new, full repairing and insuring lease for a term to be agreed.

#### Rent

£14,000 Per Annum Exclusive

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