



Ayers & Cruiks
COMMERCIAL

207-209 Timberlog Lane, Basildon, SS14 1PB
To Let | 1,952 sq ft

Retail unit with roller shutter, air conditioning, WC facilities, staff office, prep area and store room.

207-209 Timberlog Lane, Basildon,
SS14 1PB

Summary

- Rent: £30,000 per annum
- Business rates: £9,481 per annum
- Car parking charge: n/a
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (28)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Neil Burroughs
01702 608035
neil@ayerscruiks.co.uk

Cameron Cruiks
01702 608045
cameron@ayerscruiks.co.uk

Darrell Clarke
01702 608039
darrell@ayerscruiks.co.uk

Bradley Hair
01702 608057
bradley@ayerscruiks.co.uk

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

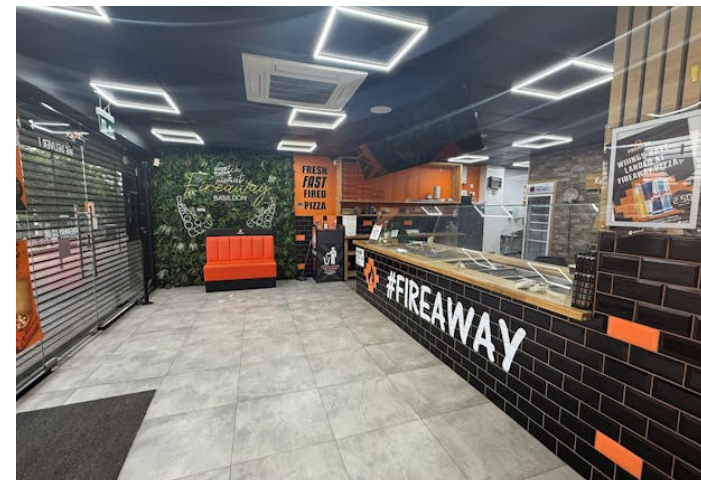
- Restaurant/Takeaway
- Close To Amenities
- New Lease Available
- Heavy Footfall
- Rent Only £30,000 Per Annum Exclusive

Description

The property was previously a pizza restaurant/takeaway. The property also features a frontage of approx. 37ft with a roller shutter and includes both a sit-in area & serving counter. The premises benefit from air conditioning, W.C. facilities, staff office, prep area & store room to the rear.

Location

The property is well located on Timberlog Lane, a busy neighbourhood shopping parade in Basildon with strong local catchment and steady passing trade. Nearby occupiers include convenience stores, takeaways, Post Office, and local retailers. Just 1.5 miles from Basildon town centre and its rail links to London, the site also offers excellent road connections via the A127, A13, and M25, with car parking nearby.



Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Unit	Retail	1,952	181.35	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

£30,000 Per Annum Exclusive

