



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



# 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: Ingoing tenant is liable for both parties legal costs
- EPC: B (28)
- · Lease: New Lease

## Further information

• View details on our website

## **Contact & Viewings**

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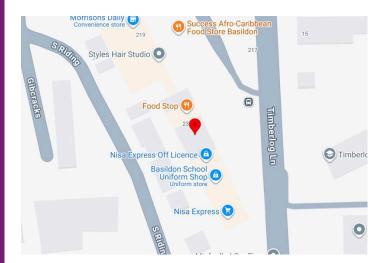
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#### Offices

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**

- 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	<b>Building Type</b>	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

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