

On the Instructions of Arcadia

BASILDON

23-25 Eastgate Centre

SHOP LEASE
AVAILABLE

PRIME
DOUBLE
FRONTED
UNIT



LOCATION

The premises occupy a prominent position within the Eastgate Centre, adjacent to **New Look** and opposite **Ann Summers**. Other surrounding multiple retailers include **River Island**, **Jane Norman** and **Vodafone**. A street traders plan is on the reverse of these particulars highlighting the subject property.

DESCRIPTION

The premises are arranged on ground floor only providing the following approximate dimensions and areas:

| | | |
|--------------------|-------------|--------------|
| Gross Frontage | 14.37 m | 47 ft 01 in |
| Net Frontage | 13.74 m | 45 ft 01 in |
| Internal Width | 13.67 m | 44 ft 08 ins |
| Shop Depth | 22.22 m | 72 ft 09 ins |
| Ground Floor Sales | 413.17 sq m | 4,447 sq ft |

VIEWING

Staff are unaware of the impending disposal, therefore viewing is strictly by appointment via this office:

Howard Quigley

Tel: 020 7182 2657

Email: howard.quigley@cbre.com

Gary Darrell

Tel: 020 7182 2834

Email: gary.darrell@cbre.com

STAFF UNAWARE

TENURE

The unit is held on a 25 year lease from 2nd July 1985, expiring on 1st July 2010 at a passing rent of **£219,000 pax**, with no further review.

TERMS

Incentives available, subject to covenant status.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £230,000 and the Rates Payable are £111,550. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

CBRE
CB RICHARD ELLIS

