

TO LET FORMER BOWLING & QUASAR CENTRE

UPPER LEVEL | HIGH PAVEMENT
3-4 TOWN SQUARE | BASILDON | SS14 1DZ

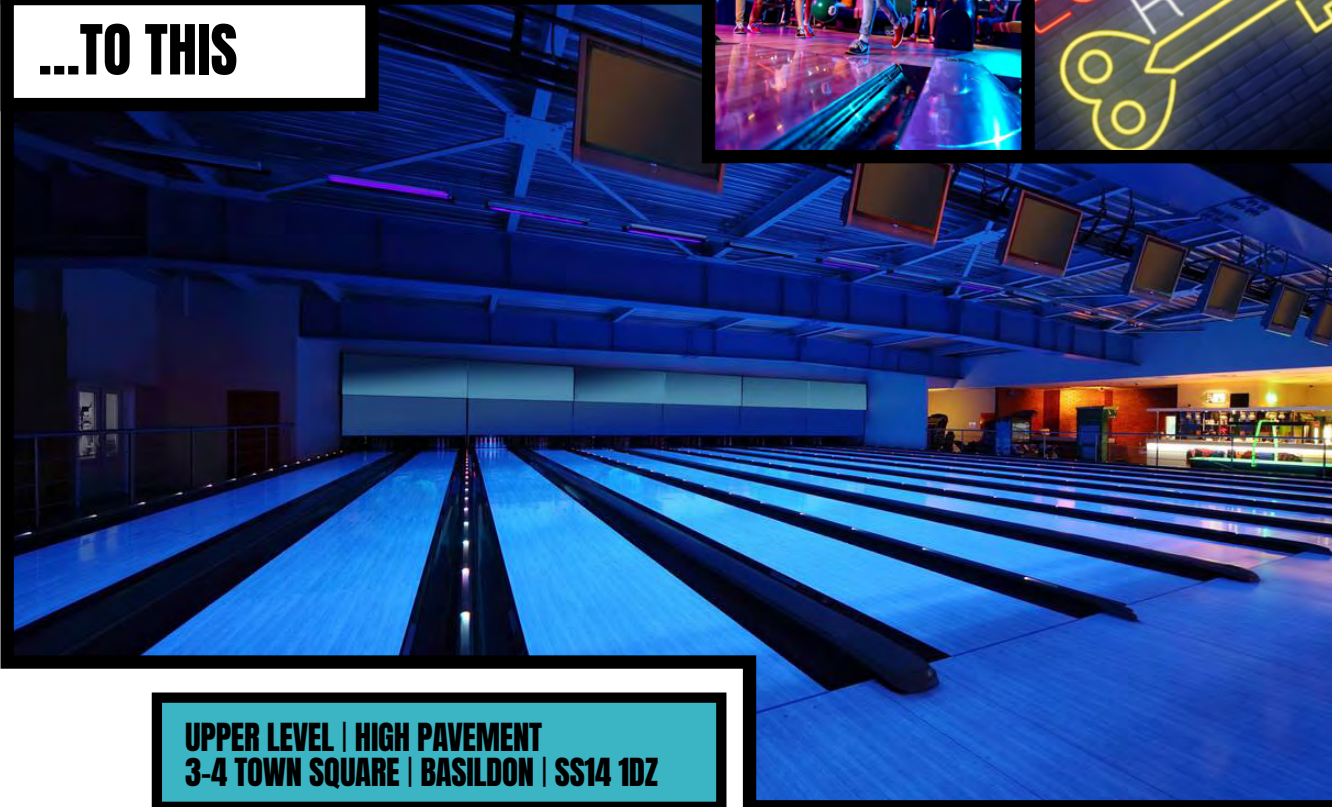
- PRIME TOWN CENTRE LOCATION
- TWO LARGE FLOORS AVAILABLE
TOTAL 48,000 SQ FT
- IMMEDIATELY ADJACENT TO LARGE PUBLIC
CAR PARK
- PROPERTY IMMEDIATELY AVAILABLE STC
- SUIT LEISURE/STORAGE/OFFICE OR OTHER
USES STP
- INCENTIVES AVAILABLE SUBJECT TO COVENANT



FROM THIS...



...TO THIS



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DESCRIPTION

The property comprises two large floors of retail and leisure space: The former B&M storage unit on the first floor (above B&M), and the former Basildon Bowl/Quasar centre on the second floor. Both can be accessed from High Pavement, with the former Basildon Bowl also accessible from a public customer lift in Town Square and directly from the 10th floor of Great Oaks car park.

There is also an internal unused lift shaft available which means the space could suit one tenant occupying both floors.

ACCOMMODATION

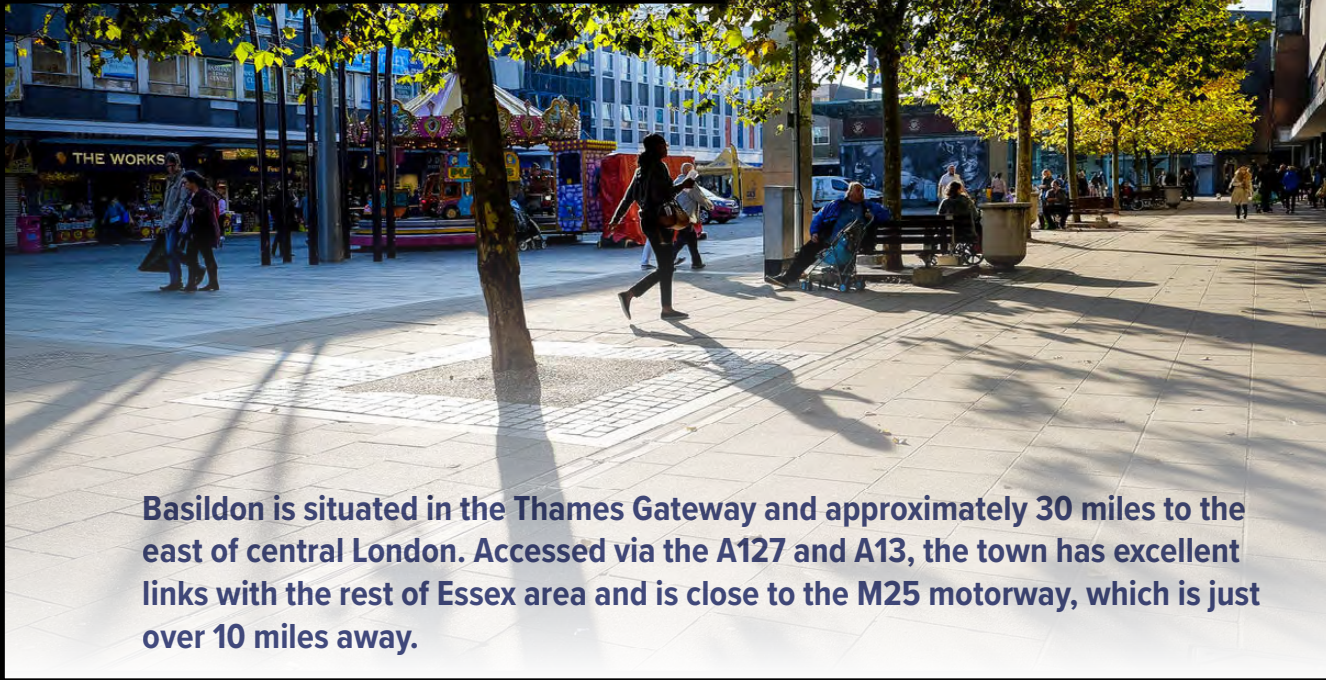
We have been provided the following gross internal floor areas:

FLOOR	DESCRIPTION	SIZE GIA SQ M	SIZE GIA SQ FT
2nd floor	Former Basildon Bowl	2,309.5	24,859
1st floor	Former B&M storage	2,215	23,842
Total available		4,524.5	48,701

We understand the floor to ceiling height across both floors is approximately 4m, but may vary.



LOCATION



Basildon is situated in the Thames Gateway and approximately 30 miles to the east of central London. Accessed via the A127 and A13, the town has excellent links with the rest of Essex area and is close to the M25 motorway, which is just over 10 miles away.



Basildon main line railway station which is 150 yards to the south provides services to London Fenchurch Street.

There are two key shopping centres in the town, Eastgate and Westgate Shopping Centres, plus the Council's East Square leisure scheme.

The commercial block opposite the subject property is reportedly starting work soon to develop the site into offices, retail and residential.

The former M&S directly adjacent to the subject property is earmarked for a mixed use redevelopment and is awaiting approval of plans.

The available space is located above the B&M unit on Town Square, with a number of national retailers in the parade including Bonmarche, Peacocks, Barclays, Savers, Boots, Poundland, WHSmith with Post Office, Lloyds Bank, with Costa Coffee opposite.



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LEASE

A brand new lease on terms by negotiation is available, directly from the Landlord.

RENT

Upon application to named parties.

EPC

Available on request.

SERVICE CHARGE

We understand the service charge would be in the region of £2,800.00 per annum per floor.

PLANNING

Class E suitable for a variety of uses including Leisure, Hospitality, Retail, Storage, Office, etc.

BUILDING INSURANCE

We have been provided with the following:
First floor (Former B&M storage): £15,741 p.a.
Second Floor (Former Bowling Alley): £18,430 p.a.

RATES

We understand the Rateable Values (1 Apr 23 to present) are as follows:

1st floor

9 Town Square, Basildon, Essex SS14 1DZ **£60,000**

Basildon Bowl

3-5 Town Square, Basildon, Essex SS14 1EA **£23,250**

We would advise interested parties to make their own enquiries with Basildon Borough Council.

PARKING

The property is immediately adjacent to the Great Oaks Multi Storey car park which provides 1267 car parking spaces across 12 levels, is open 24 hours, with costs at £1 for an hour, £1.60 for two hours.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

BASILDON

TOWN CENTRE REDEVELOPMENT

- A JV between Basildon Council, Homes England and South Essex College is delivering a new three-storey building focusing on digital technology provision in the town centre. Homes England has facilitated the relocation of the current South Essex College Basildon campus, leading to the creation of 725 high-quality family homes on both the existing campus and immediately adjacent 33 hectares.
- The Eastgate Shopping Centre has been purchased by Galliard Homes who plan to convert the former Debenhams in to a new all-encompassing private medical and health centre/mini hospital creating 300 jobs.
- The former Empire Cinema at the East Square leisure development has been taken over by Vue which is now attracting further F&B operators. Basildon Council also own the land next to the scheme and have plans to build a large residential development there.
- The former Poundworld on East Walk opposite the Vue cinema has been secured by JD Wetherspoon who intend to open a 3 floor bar with roof terrace costing circa £3.6m.
- The Workspace has opened on High Pavement in town, offering co-working, serviced office space and meeting rooms.
- In a partnership between Basildon Council and a private operator, the old cinema complex behind East Square is being developed into a Digital and Technology Centre, with a possible opening date of 2025/2026.

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

All viewings are by prior appointment from the Landlord's sole agents:

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MAY COMPANY
RETAIL & LEISURE SPECIALISTS