



### Location

The Eastgate Shopping Centre occupies a prime location in the heart of Basildon Town Centre, comprising 750,000 sq ft of retail accommodation including over 90 shops and restaurants.

The scheme benefits from 1,700 car parking spaces and an annual footfall of 11.75 million shoppers. Primark, Debenhams and Asda anchor the centre, other retailers include H&M, Superdry, River Island, New Look, Next, Topshop, Pandora, Smiggle, Starbucks and Accessorize.

A new cinema development on East Square opposite the scheme entrance is proposed for Q1 2021, contracts have been exchanged with a named occupier.

### Description

New entrants to the scheme include Base Childrenwear, Pure Gym and JD Sports who will be opening a flagship store in the Summer.

The subject kiosks are being created as part of the JD Sports configuration of the space, located on the upper level of the scheme, nearby retailers include Next, Topshop, The Entertainer and Debenhams. The Eastgate food court is located adjacent and includes operators such as Nando's, Spudulike, Taco Bell, Subway and McDonalds.

### Rent (per kiosk)

£10,000 per annum exclusive plus VAT (if applicable).

### Accommodation

The two kiosks have the following approximate floor areas:-

Kiosk 59A	24.99 Sq. m	269 Sq. ft
Kiosk 60A - Let	24.99 Sq. m	269 Sq. ft

### Lease

The units are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

### Service charge, insurance & marketing

The service charge for the year is £2,814 per annum plus insurance of £86 per annum and a marketing contribution of £177 per annum plus VAT.

### EPC

An EPC will be commissioned following the split of the units.

### Rates

To be reassessed following the split of the unit.

### Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

[Link to Leasing Brochure](#)

**VIEWINGS - Strictly by appointment**

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- Let
- Let (food units)
- Under offer
- To let

