



## NEIGHBOURHOOD RETAIL UNIT APPROX. 880 SQ FT (82 SQ M) - TO LET

**Rent: £14,250 Per Annum**

8 Chalvedon Square  
Pitsea  
Basildon  
Essex  
SS13 3QX

- Formerly an Established Hair & Beauty Salon
- Rear Kitchen/Storage/Toilets/Access
- Laminate Flooring
- Recessed Lights
- Twin Glazed Frontage

## 8 CHALVEDON SQUARE, PITSEA, BASILDON, ESSEX, SS13 3QX

### Location

Forming part of a neighbourhood parade including an Indian restaurant, takeaway and Londis. Opposite is Chalvedon Community Centre. Briscoe Primary School and nursery is close by.

### The Property

A ground floor lock-up retail unit with fully glazed frontage leading to a large display area and treatment room to rear. Beyond this is additional storage, kitchen and toilet. There is rear pedestrian loading via a small compound to the rear.

The accommodation includes a suspended ceiling with recessed lighting, laminate flooring and wall mounted power points. There are various hair and styling stations created by the previous tenant, excluding removable furniture etc.

Externally, there is communal car parking.

### Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Shop	637	59.18
Kitchen	37	3.44
Storage	205	19.04
<b>TOTAL</b>	<b>880</b>	<b>81.75</b>

### Terms

To be let on a new full repairing and insuring lease for term to be agreed incorporating periodic upward only rent reviews.

### Figures

£14,250 per annum exclusive.

### Legal Costs

Each party is responsible for the payment of its own costs.

### Energy Performance Certificate (EPC)

The EPC is C72, expiring July 2032.

### Business Rates

The Ratable Value (2023) is £8,000.

If the ingoing tenant qualifies, nil business rates apply under Small Business Rate Relief. Interested parties are advised to satisfy themselves in this respect.

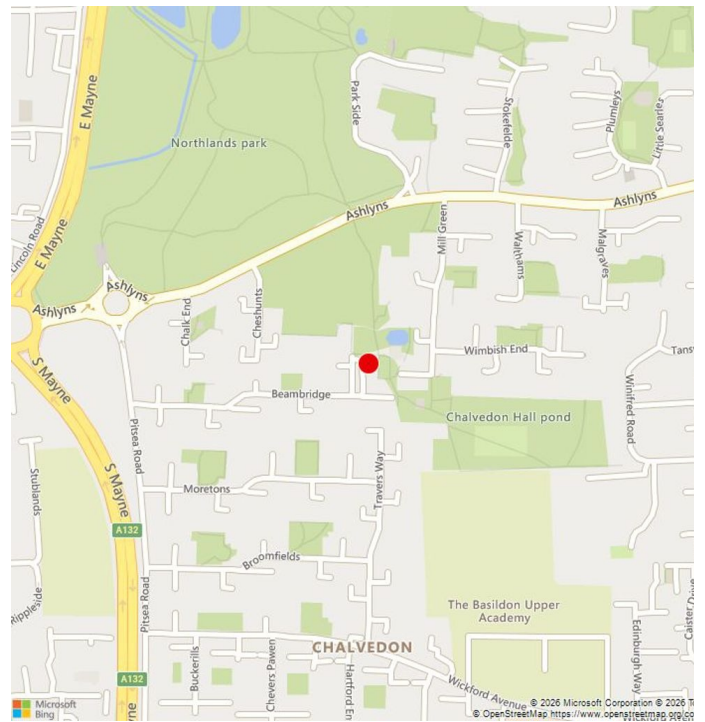
### Agents Note

All figures quoted are exclusive of VAT (if applicable)  
No warranty is given in respect of the current planning use.  
None of the amenities or fixtures and fittings have been tested.

### Enquiries/Viewing

Please contact us on 01708 860696 or email:

[jb@branchassociates.co.uk](mailto:jb@branchassociates.co.uk)



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