



## NEIGHBOURHOOD RETAIL UNIT APPROX. 808 SQ FT (75 SQ M)

Rent: £14,000 Per Annum

303 Long Riding  
Basildon  
Essex  
SS14 1QR

- Rear Storage/Toilet
- Twin Glazed Frontage
- Rear compound/loading
- Vacant
- Suitable for Class E
- Close to The Lower Basildon Academy

## 303 LONG RIDING, BASILDON, ESSEX, SS14 1QR

### Location

Forming part of a neighbourhood parade including an Off-licence and a Church. The area benefits from proximity to Basildon town centre (approximately 1-2 km away) as well as access to Basildon railway station and major road links including the A127 and A13. Local bus routes operate nearby, providing convenient connectivity within the town.

### The Property

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

### Accommodation

The approximate net internal floor areas are:

	Sq Ft	Sq M
Retail	614	57.04
Storage	193	17.93
<b>TOTAL</b>	<b>808</b>	<b>75.06</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

£14,000pax

### Legal Costs

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

### Energy Performance Certificate (EPC)

The EPC rating is C56. Expiring February 2035.

### Business Rates

The Rateable Value (2026) is £9,500. Assuming the tenant qualifies, Small Business Rate Relief should apply. However, interested parties are advised to satisfy themselves in this respect.

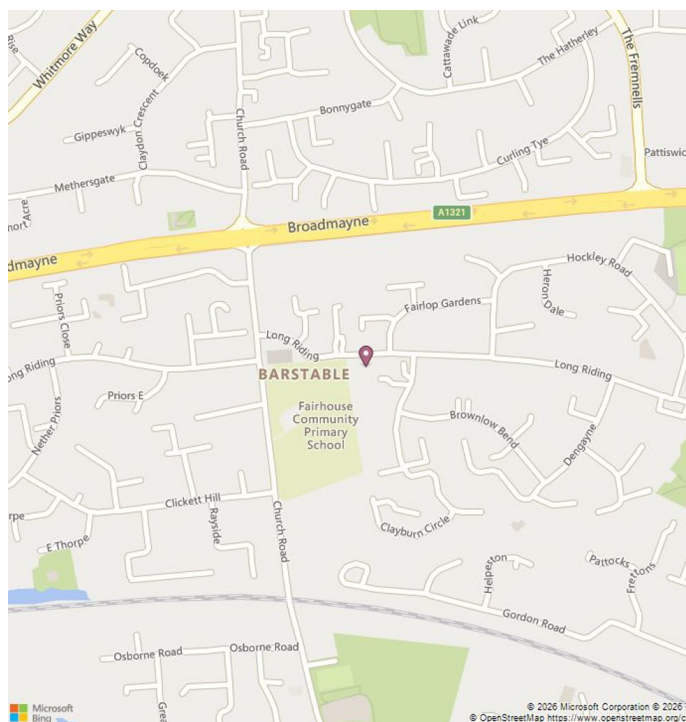
### Agents Note

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:

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



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