



**PROMINENT FORMER RESTAURANT/TAKEAWAY
(SUITABLE FOR ALTERNATIVE USES STP) APPROX 1980
SQ FT (184.2 SQ M)**

Rent: £30,000 Per Annum

207-209 Timberlog Lane
Basildon
Essex
SS14 1PB

- Large popular parade with strong catchment
- Double fronted
- Seating, serving and office to front
- Large storage and preparation space to rear
- Rear gated compound and twin double loading doors
- Alternative uses considered

207-209 TIMBERLOG LANE, BASILDON, ESSEX, SS14 1PB

Location

The property forms part of a popular parade fronting Timberlog Lane and Long Riding where existing tenants include Nisa express, Indian takeaway, School Uniforms, Turkish takeaway, Chemist, Barbers, African Food, Morrison Daily, Pie 7 Mash, Ladbroke's, Sandwich bar, Chinese takeaway and fish & chips takeaway. This is a busy neighbourhood parade within a large residential area.

The Property

A ground floor double retail unit previously a pizza restaurant and takeaway. There is a large glazed frontage with electric security shutters leading to a seating and counter area. To the side are offices and large storage/preparation rooms to the rear. Additional storage, toilets and loading compound are to the rear. There is rear loading via two double doors with road access.

Free car parking is available to the front and side of the parade.

In addition to the previous use, our client is willing to consider others as long as they do not compete with existing tenants in the parade.

Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Front accommodation	631	58.62
Rear storage, office & ancillary	1,350	125.42
TOTAL	1,981	184.03

Terms

To be let on a new full repairing and insuring lease preferable for 10 years with 5 year upward only rent review.

Figures

£30,000 per annum exclusive.

Costs

Currently there is no service charge but provision for one will be reserved in the lease.

A maintenance charge of £150pa is payable.

VAT

VAT is not payable.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC is B28, expiring August 2032.

Business Rates

The rateable value (2026) is £22,500, making the rates payable, £8595 pa (2026) including RHL relief, although interested parties are advised to satisfy themselves in this respect, prior to proceeding,

Agents Note

All figures quoted are exclusive of VAT (if applicable)

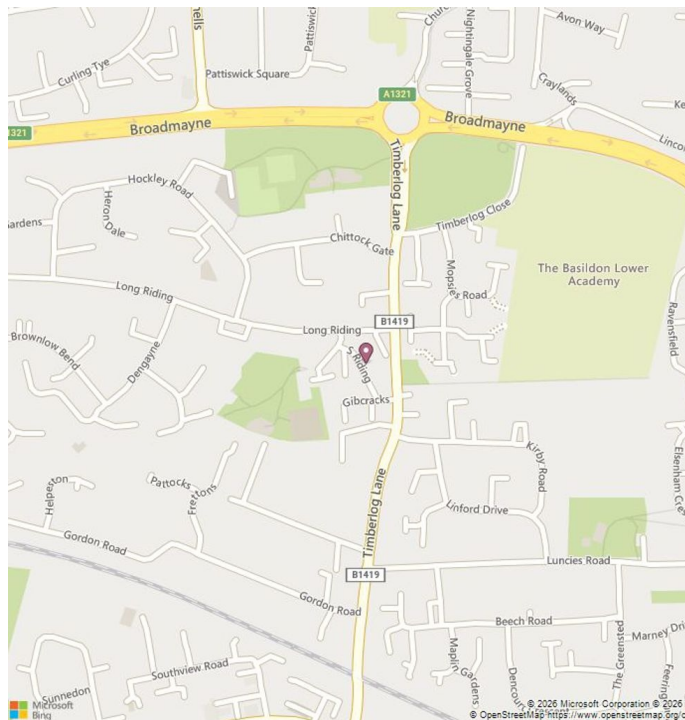
No warranty is given in respect of the current planning use.

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



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