

TO LET - SUBJECT TO VACANT POSSESSION

28- 32 East Walk, Basildon, Essex

SS14 1HH



Savills London

33 Margaret
Street London
W1G 0JD

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Location

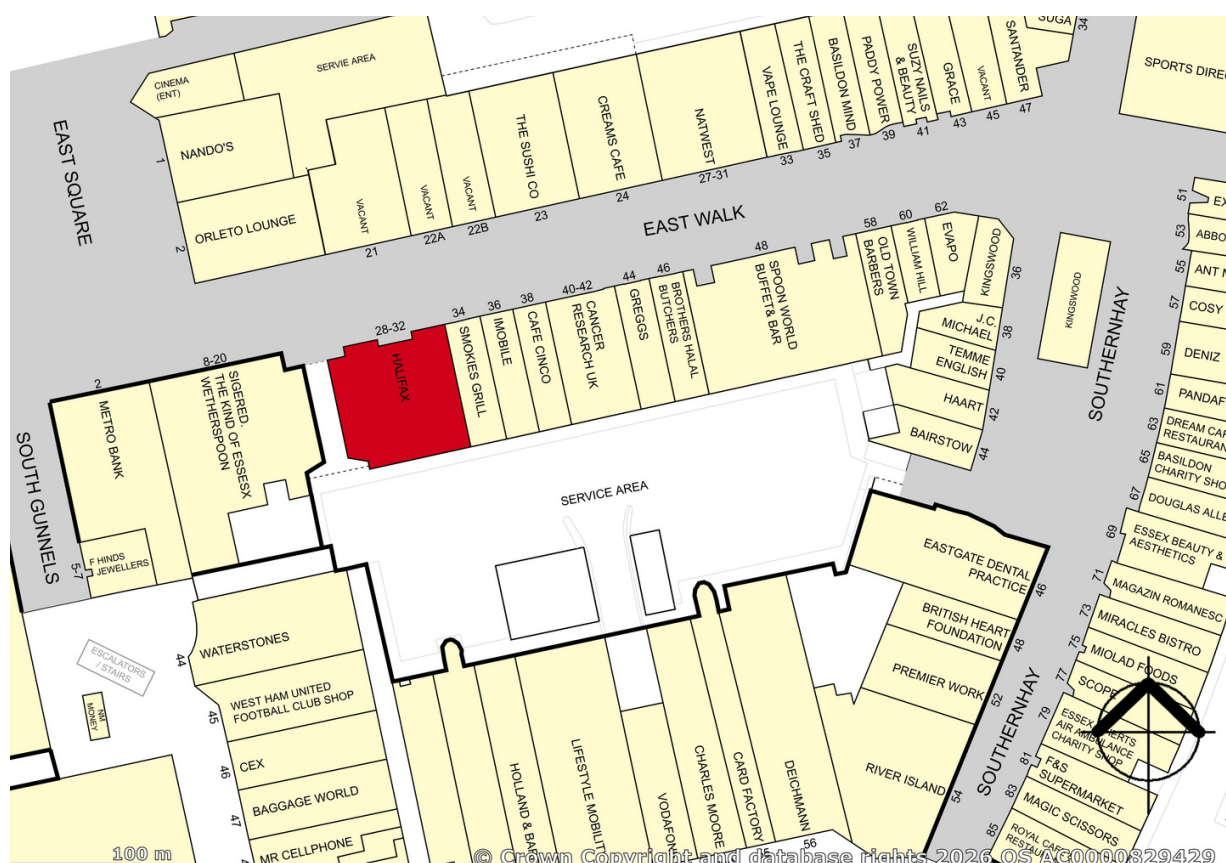
The unit occupies a highly prominent location in the centre of Basildon, with a wide frontage onto the pedestrianised East Walk. The town centre is set to benefit from the transformation of the landmark former Debenhams building into a new four-storey health centre. Due to open in 2026, the facility will provide over 150,000 appointments each year, driving a substantial increase in town centre footfall.

The unit is opposite the council-owned leisure development which includes a 10 screen **Vue Cinema**, **Nando's**, **Loungers** and **Creams**. **JD Wetherspoon** recently invested £2.75m into a full renovation of their venue the King of Essex which is located immediately adjacent to the subject property.

Accommodation

The property is arranged over ground and first floors providing the following approximate net internal floor areas:-

Ground Floor:	3,793 sq ft	352.4 sq m
First Floor:	1,707 sq ft	158.6 sq m
Total:	5,500 sq ft	511 sq m



Viewing & further information

Strictly by prior arrangement only with:-

Olly Eades
Olly.Eades@savills.com
07811 683 198

Ryan Simpson
Ryan.Simpson@savills.com
07812 686 388





Rent

Available upon application.

Tenure

The property is available by way of a full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent reviews.

Rates

Effective from 1st April 2026

Rateable Value	£95,000
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UBR (2026/27):	£0.45
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Rates Payable:	£40,850 pa
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Parties are advised to make their own enquiries to verify the rates payable and whether any rates relief applies.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Service Charge

On the basis of a full FRI lease there is an annual service charge of approximately £2,610 per annum.

Legal Costs

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

EPC

The property has an EPC rating of D.

Certificate number: 1698-5578-4786-2073-4597

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