

## 3 THE PANTILES, QUEENS PARK, BILLERICAY, CM12 0UA

### TO LET - RETAIL PREMISES

557 sq.ft ( 51.75 m<sup>2</sup> )



#### Location

The premises form part of a neighbourhood shopping centre on Billericay's busy Queens Park Road, approximately a mile from Billericay mainline train station. The centre benefits from a devoted car park which provides parking for 200 vehicles. Retailers in the centre include a Co-Op supermarket which is directly opposite the premises, and independent local traders.

#### Accommodation

A ground floor, end of terrace corner retail unit, which benefits from visibility to Queens Road. The premises includes a store area and W.C to the rear. Approximate areas are as follows:

<b>Ground Floor Sales</b>	469 sq.ft
<b>Stores area &amp;</b>	88 sq.ft
<b>Total</b>	557 sq.ft

#### Terms

A new Full Repairing and Insuring lease for a term to be agreed.

#### Rent

£15,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

#### Service Charge

A service charge may be applicable in respect of this property. Further details on request.

#### Rates

<b>Rateable Value</b>	£11750
<b>UBR (2018/2019)</b>	48p
<b>Rates Payable</b>	£5640

#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear their own legal.

#### VAT

All rents and prices stated are subject to Value Added Tax.

#### Viewing & Further Information

Strictly by prior arrangement with sole agent Mass & Co

Contact:

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