

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

TO LET - RETAIL PREMISES

557 sq.ft (51.75 m²)



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:

Ground Floor Sales	469 sq.ft
Stores area &	88 sq.ft
Total	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

Rateable Value	£11750
UBR (2018/2019)	£49.1
Rates Payable	£5769.25

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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