

# 01277 201300

Mass & Co

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# 3 THE PANTILES, QUEENS PARK, BILLERICAY, CM12 OUA

#### **TO LET - RETAIL PREMISES**

 $557 \text{ sq.ft} (51.75 \text{ m}^2)$ 



#### 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:

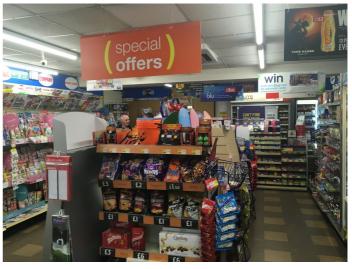
| Ground Floor Sales | 469 sq.ft |
|--------------------|-----------|
| Stores area &      | 88 sq.ft  |
| Total              | 557 sq.ft |

#### **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.

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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