

ROSE HALL, CHAPEL STREET, BILLERICAY, ESSEX, CM12 9LS

TO LET - D1 PREMISES - MAY BE SUITABLE FOR OFFICE USE (STP)
1,369 sq.ft (127.18 m²)



Location

The premises are located to the rear of Billericay High Street on the busy Chapel Street. The property is located 0.5 miles away from Billericay Mainline Station which is approximately an 10 minute walk. Billericay Mainline station benefits from direct routes to London. The property also benefits from Main Bus routes passing the door.

Furthermore the premises is in close proximity to well recognized national and local retailers. These neighbouring retailers include Waitrose, Iceland, Billericay Brewing Company and various others.

Accommodation

The accommodation is a local landmark building that was built in 1849. The building is a stand alone detached premises which is currently in use as offices. It has been extensively refurbished in 2015/2016 with new electric and heating through out. Double glazing windows have been fitted to the premises and it has been modernized. Furthermore the property benefits from a kitchen and internal offices made by way of stud partitioning and hard wood doors.

The accommodation albeit currently used as offices may suit a variety of different uses Subject to Planning. Approximate dimensions are as follows:

Ground Floor Offices	1,093 sq.ft (101.54 m ²)
Kitchen/Storage	153 sq.ft (14.21 m ²)
W.C	122 sq.ft (11.33 m ²)
Total	1,369 sq.ft (127.18 m ²)

Terms

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

Rent

£26,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Rates

Rateable Value	£12,500
UBR (2019/2020)	£0.491
Rates Payable	£6137.5

Energy Performance Asset Rating

D 76-100 ← **96** This is how energy efficient this building is

Legal Costs

Each party to bear their own

VAT

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

Viewing & Further Information

Strictly by prior arrangement sole agents with Mass & Co:

Contact

Zaman Sheikh

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