

UNIT 3 CLAPHAM COURT, 140 HIGH STREET, BILLERICAY, ESSEX, CM12 9DF

TO LET - HIGH STREET RETAIL/COMMERCIAL UNIT WITH FIRST FLOOR

1,818 sq.ft (168.90 m²)



Location

The property is located on the southern end of Billericay High Street, opposite the Police Station and close to the High Street's junction with London Road (A129) which connects to Shenfield to the west. Billericay is an affluent commuter town and the High Street includes a mix of national and local retailers including Waitrose, Boots and Iceland plus many restaurants, cafes and bars. Billericay Station is approx. 0.6 miles to the north and 12 mins walk away.

Accommodation

The property comprises a terraced retail unit situated over ground and first floors formerly used as a hair and beauty salon.

Ground Floor	871 sq.ft (80.92 m ²)
First Floor	947 sq.ft (87.98 m ²)
Total	1,818 sq.ft (168.90 m ²)

Terms

The property is available on new lease terms to be agreed.

Rent

£29,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT.

Service Charge

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

Rates

Rateable Value	£15,500
UBR (2020/2021)	£0.499
Rates Payable	£7,735

Energy Performance Asset Rating

D 76-100 ◀ **92** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is applicable.

Viewing & Further Information

Strictly by prior arrangement with joint sole letting agents Mass & Co and Hair & Son.

Contact:

Mark Mannering - mark.mannering@massandco.com

