

3 ALMA LINK, BILLERICAY, ESSEX, CM12 9GF

TO LET - RETAIL/SHOWROOM UNIT

421 sq.ft (39.11 m²)



Location

The unit is situated in a prominent position on Alma Link which is the access road that services the Waitrose and the unit is directly opposite the foodstore's car park entrance. Alma Link connects Billericay High Street to Chapel Street. Billericay is an affluent commuter town with its mainline station (London Liverpool St) approximately 5 minutes walk from the property.

Accommodation

The property comprises a ground floor retail unit including sales area and WC suitable for a variety of retail and showroom uses. The landlord will not however permit hair & beauty or estate agent uses.

Ground Floor Sales 421 sq.ft (39.11 m²)

Terms

The property is available on new 15 year full repairing and insuring lease subject to a 10 year break option and 5 yearly rent reviews.

Rent

£18,500 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	£13,650
UBR (2020/2021)	£0.499
Rates Payable	£6,811
The property's rateable value qualifies it for Small Business Rates Relief. Prospective tenants are advised to check their business rates liabilities with Basildon District Council	

Energy Performance Asset Rating

C 51-75	52 This is how energy efficient this building is.
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Legal Costs

Each party to bear their own legal costs

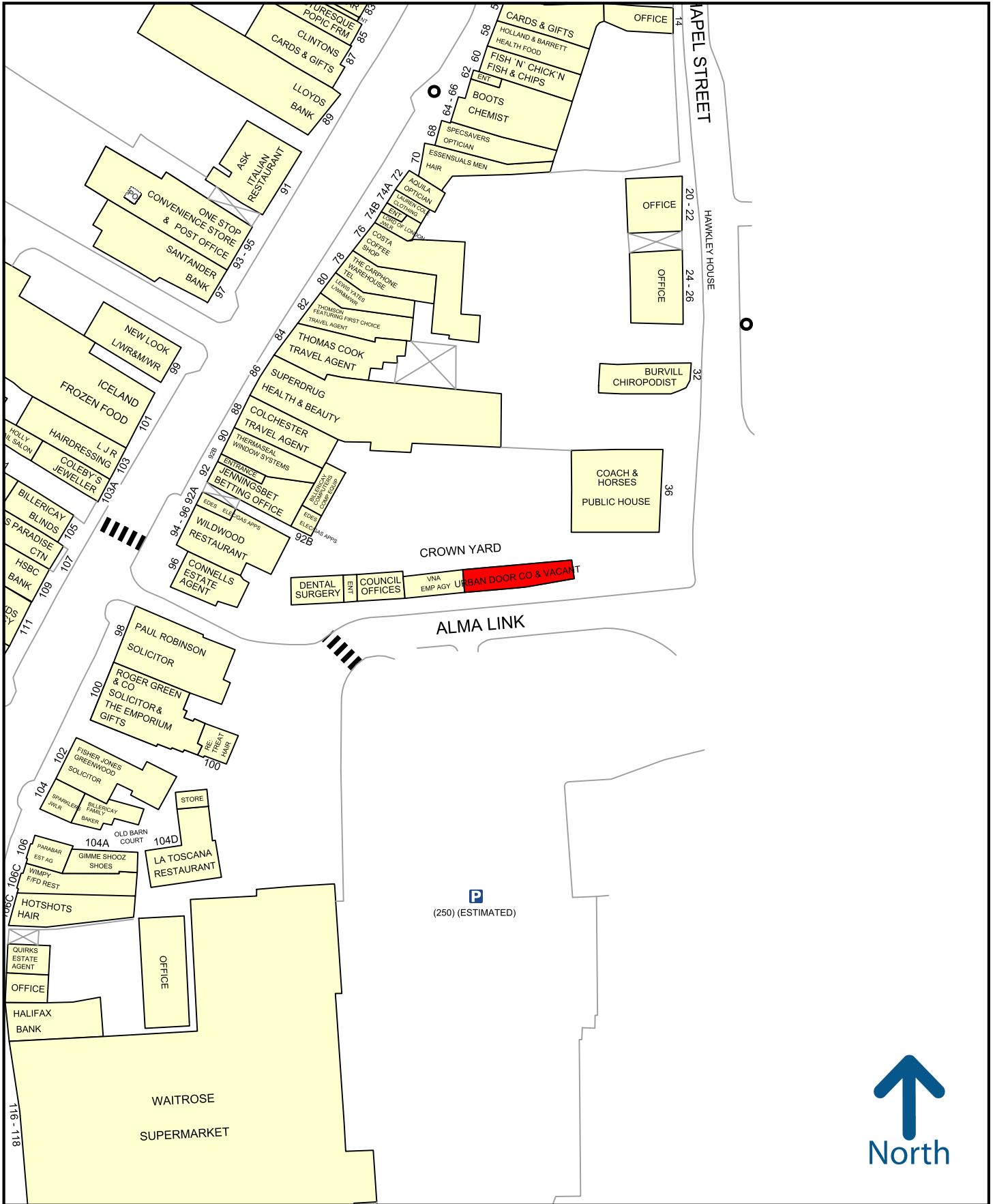
VAT

Value added tax is applicable.

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

Experian Goad Plan Created: 24/08/2020
Created By: Mass and Co



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