

**UNIT 2, CROWN YARD, HIGH STREET, BILLERICAY, ESSEX, CM12 9BX**

**TO LET - GROUND FLOOR OFFICE SUITE**

470 sq.ft ( 43.66 m<sup>2</sup> )



**Location**

Crown Yard is situated behind Billericay High Street and is accessed from Chapel Street (which runs parallel to the High Street) just by the Coach & Horses pub. The entrance from the High Street side is a pedestrian access which is next to the Wildwood restaurant. Waitrose is close by to the property and Billericay offers a range of national and local retailers all within walking distance. Billericay station which runs to London Liverpool Street is within 10 minutes walk.

**Accommodation**

A ground floor office unit which has been partitioned into two main areas plus kitchen and WC. 1 parking space is allocated to the unit.

<b>Ground Floor</b>	470 sq.ft ( 43.66 m <sup>2</sup> )
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**Terms**

To be let on a new effectively full repairing and insuring lease for a term to be agreed.

**Rent**

£10,000 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**

<b>Rateable Value</b>	£7000
<b>UBR (2020/2021)</b>	£0.499
<b>Rates Payable</b>	£3,493
The rateable value qualifies the property for small business rates relief. Prospective tenants are advised to contact Basildon Council for clarification of the business rates liabilities	

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

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

**Viewing & Further Information**

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com