

**24 HIGH STREET, BILLERICAY, ESSEX, CM12 9BQ**

**TO LET - CHARACTER HIGH STREET OFFICE BUILDING**

1,371 sq.ft ( 127.37 m<sup>2</sup> )



**Location**

The property is located at the northern end of Billericay High Street and is approximately 0.2 miles from the station. Nearby retailers include Boots, Waitrose, M & Co & Iceland and many other local boutiques pubs, bars and restaurants.

Billericay is an affluent commuter town situated east of Brentwood and north of Basildon. The A127 Arterial Road is quickly accessed providing direct links to the M25 to the west and Southend to the east. Billericay Rail station is within 5 minutes walk of the property providing rail access to London Liverpool Street.

**Accommodation**

The property comprises a semi-detached brick built period office building situated over lower ground, ground and first & second floors. There are 3 allocated parking spaces to the rear.

<b>Lower Ground</b>	272 sq.ft ( 25.27 m <sup>2</sup> )
<b>Ground Floor</b>	364 sq.ft ( 33.82 m <sup>2</sup> )
<b>First Floor</b>	377 sq.ft ( 35.02 m <sup>2</sup> )
<b>Second Floor</b>	358 sq.ft ( 33.26 m <sup>2</sup> )
<b>Total</b>	1,371 sq.ft ( 127.37 m <sup>2</sup> )
<b>Parking</b>	3 spaces

**Terms**

The property is to be offered on a new full repairing and insuring lease for a term to be agreed.

**Rent**

£30,000 per annum exclusive of business rates, utilities and building insurance. Rent is payable quarterly in advance on the usual quarter days.

**Rates**

<b>Rateable Value</b>	£13,260
<b>UBR (2021/2022)</b>	£0.499
<b>Rates Payable</b>	£6,611

The rateable value of the premises qualifies for Small Business Rates Relief. Prospective tenants are advised to check their business rates liability with Basildon District Council

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

Value added tax is not applicable to the rent.

**Viewing & Further Information**

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com