

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

**TO LET (MAY SELL) - TOWN CENTRE CLASS E PREMISES**  
1,369 sq.ft ( 127.18 m<sup>2</sup> )



**Location**

Rose Hall is a local landmark building dating from 1864 and is located to the rear of Billericay High Street in Chapel Street. Billericay station is approximately 0.5 miles away, reachable within 10 minutes walk where there is a direct service to Liverpool Street, the DLR and London Underground. Billericay High Street accommodates national retailers including Waitrose and Iceland and numerous local retailers plus a range of bars and restaurants.

Whilst the property does not have parking there are numerous pay & display car parks around the town where season tickets are available.

**Accommodation**

The property, which was extensively refurbished in 2015/2016 has been used as offices and has been configured internally into several by way of stud partitioning and hardwood doors, together with a kitchen and WC. Access and usage of 2 car parking spaces (behind Iceland in the High Street) may be available for a cost of approx. £906 incl. vat per space.

<b>Ground floor</b>	1,093 sq.ft ( 101.54 m <sup>2</sup> )
<b>Kitchen/Storage</b>	153 sq.ft ( 14.21 m <sup>2</sup> )
<b>WC</b>	122 sq.ft ( 11.33 m <sup>2</sup> )
<b>Total</b>	1,369 sq.ft ( 127.18 m <sup>2</sup> )

**Terms**

The property is offered on a new full repairing and insuring lease for a minimum term of 5 years. Alternatively the property is available freehold - PRICE UPON APPLICATION.

**Rent**

£25,000 per annum exclusive payable quarterly in advance on the usual quarter days.

**Planning**

The property falls with Class E of the General Use Class Order (amended 2020)

**Rates**

<b>Rateable Value</b>	£12,500
<b>UBR (2021/2022)</b>	0.499
<b>Rates Payable</b>	£6,238

**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**

The premises are elected for VAT which will be applicable to the rental and price.

**Viewing & Further Information**

Contact sole agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com