

ROSE HALL, CHAPEL STREET, BILLERICAY, CM12 9LS

FOR SALE FREEHOLD (MAY RENT) - TOWN CENTRE CLASS E PREMISES
1,369 sq.ft (127.18 m²)



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 dedicated parking there is by arrangement the use of 2 car parking spaces (behind Iceland in the High Street) at a cost of approx. £906 incl. vat per space. Also here are numerous pay & display car parks around the town where season tickets are available.

Accommodation

A single storey detached brick building which was extensively refurbished in 2015/2016 and has been configured internally into several by way of stud partitioning and hardwood doors, together with a kitchen and WC.

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

Terms

The property is offered freehold with vacant possession. Alternatively to lease on a new full repairing and insuring lease for a minimum term of 5 years at a rent of £25,000 per annum exclusive.

Price

Offers in excess of £495,000 Subject to Contract

Planning

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

Rates

Rateable Value	£12500
UBR (2021/2022)	£0.499
Rates Payable	£6,234

This property may qualify for Small Business Rates Relief. Prospective buyers/tenants are advised to contact Basildon Council for verification of their business rates liabilities

Energy Performance Asset Rating

D 76-100	96 This is how energy efficient this building is.
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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