

**70 HIGH STREET, BILLERICAY, ESSEX, CM12 9BS**

**TO LET - HIGH STREET RETAIL PREMISES**

606 sq.ft ( 56.30 m<sup>2</sup> )



**Location**

Billericay is an affluent commuter town located in the South East within the county of Essex. Situated in the heart of the town centre, the unit occupies a prime retailing pitch along Billericay High Street (B1007) benefiting from excellent footfall and prominence.

Billericay High Street boasts a variety of nationally recognised brand names including Boots, Costa Coffee, Iceland, Gail's Bakery, Specsavers, Holland & Barrett and JD Wetherspoon as well as many independent retailers.

Billericay Railway station is located 0.3 miles to the North of the property and provides direct access to Liverpool Street Station in under 35 minutes.

**Accommodation**

The property comprises a ground floor retail unit including some rear stores and WC's.

There is one allocated parking space and an additional space available at cost. Details upon request.

<b>Ground Floor Sales</b>	542 sq.ft ( 50.35 m <sup>2</sup> )
<b>Stores</b>	64 sq.ft ( 5.95 m <sup>2</sup> )
<b>Total</b>	606 sq.ft ( 56.30 m <sup>2</sup> )

**Terms**

The property is offered on new effectively full repairing and insuring lease terms for a term to be agreed but not less than 5 years.

**Rent**

£29,000 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 is applicable. Further details available on request

**Planning**

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

**Rates**

<b>Rateable Value</b>	£27,000
<b>UBR (2022/2023)</b>	£0.499
<b>Rates Payable</b>	£13,473

**Energy Performance Asset Rating**

**D 76-100** ← **86** This is how energy efficient this building is

**Legal Costs**

Each party to bear their own legal costs

**VAT**

Value added tax is charged on the rent and service charge

**Viewing & Further Information**

Contact Mass & Co;

Mark Mannering - mark.mannering@massandco.com



50 metres

Experian Goad Plan Created: 18/08/2022  
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