

3 CLAPHAM COURT, 142 HIGH STREET, BILLERICAY, ESSEX, CM12 9DF

TO LET - HIGH STREET RETAIL/CLASS E UNIT WITH FIRST FLOOR

1,818 sq.ft (168.90 m²)



Location

The property is located on the southern end of Billericay High Street, opposite the Police Station and close to the High Street's junction with London Road (A129) which connects to Shenfield to the west. Billericay is an affluent commuter town and the High Street includes a mix of national and local retailers including Waitrose, Boots and Iceland plus many restaurants, cafes and bars. Billericay Station is approx. 0.6 miles to the north and 12 mins walk away.

Accommodation

A modern two storey high street retail/commercial unit. The ground floor is mainly sales area with a small kitchen/store and WC to the rear. The first floor accommodates a mix of partitioned rooms and kitchen area

Ground Floor	871 sq.ft (80.92 m ²)
First Floor	947 sq.ft (87.98 m ²)
Total	1,818 sq.ft (168.90 m ²)

Terms

The property is to be offered on new lease terms to be agreed. Subject to status a rent deposit of between 3-6 months rent will be required.

Rent

£29,500 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.

Planning & Use

The property falls into Use Class E. Fast Food take-away uses will not be appropriate.

Rates

Rateable Value	£26,250
UBR (2024/2025)	£0.499
Rates Payable	£13,099
Prospective tenants are advised to check their business rates liabilities with the local council	

Energy Performance Asset Rating

D 76-100	92 This is how energy efficient this building is
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Legal Costs

The in-going tenant to be responsible for the landlord's reasonable legal costs as well as their own. The proposed tenant will be required to provide an undertaking prior to issue of draft legal documents to pay the landlord's and Mass & Co.'s abortive costs should the tenant withdraw

VAT

Value added tax is applicable

Viewing & Further Information

Contact sole letting agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com



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