

93-95 HIGH STREET, BILLERICAY, ESSEX, CM12 9AS

TO LET - HIGH STREET CLASS E PROPERTY WITH INDEPENDENTLY ACCESSED LIVING ACCOMMODATION ABOVE

2,754 sq.ft (255.85 m²)



Location

The property is situated on the west side of Billericay High Street and occupies a prime trading position within the main retail thoroughfare. It is flanked by Santander and ASK restaurant. Other local retailers include Iceland, Waitrose, WH Smith, Boots Chemist, Costa Coffee, Holland & Barratt, High Street banks and a number of restaurant chains.

Billericay railway station is approximately 500m to the north with services to London Liverpool Street. Main bus stops (with regular services towards Chelmsford and Basildon) are nearby.

Accommodation

The property consists of a mid-terrace two-storey building. The ground floor comprises a retail unit with internal frontage of 28'7" (8.71m) previously trading as a convenience store and post office. The upper floor provides independently accessed residential or storage accommodation with five rooms, kitchen and bathroom/wc. There is parking and a loading area to the rear of the property accessed from a public car park to the rear of 93-103A High Street.

Ground floor shop	1,956 sq.ft (181.72 m ²)
Ground floor rear area	797 sq.ft (74.04 m ²)
First floor flat/storage	1,270 sq.ft (117.99 m ²)

Terms

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

Rent

£82,000 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 may be applicable in respect of this property. Further details on request.

Planning & Use

The property falls within User Class E. It is Grade II Listed and is within Billericay High Street's Conservation Area. Interested parties are advised to check that their intended use complies with the planning use.

Rates

Rateable Value (ground floor)	£66,500
UBR (2023/2024)	£0.512
Rates Payable	£34,048
Interested parties are advised to check their business rates with the local authority.	
First Floor - Council Tax	Band D

Energy Performance Asset Rating

B 26-50

← **45** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs. The incoming tenant will be required to provide an undertaking to cover the landlord's abortive agent's and legal costs, should the tenant withdraw for any reason.

VAT

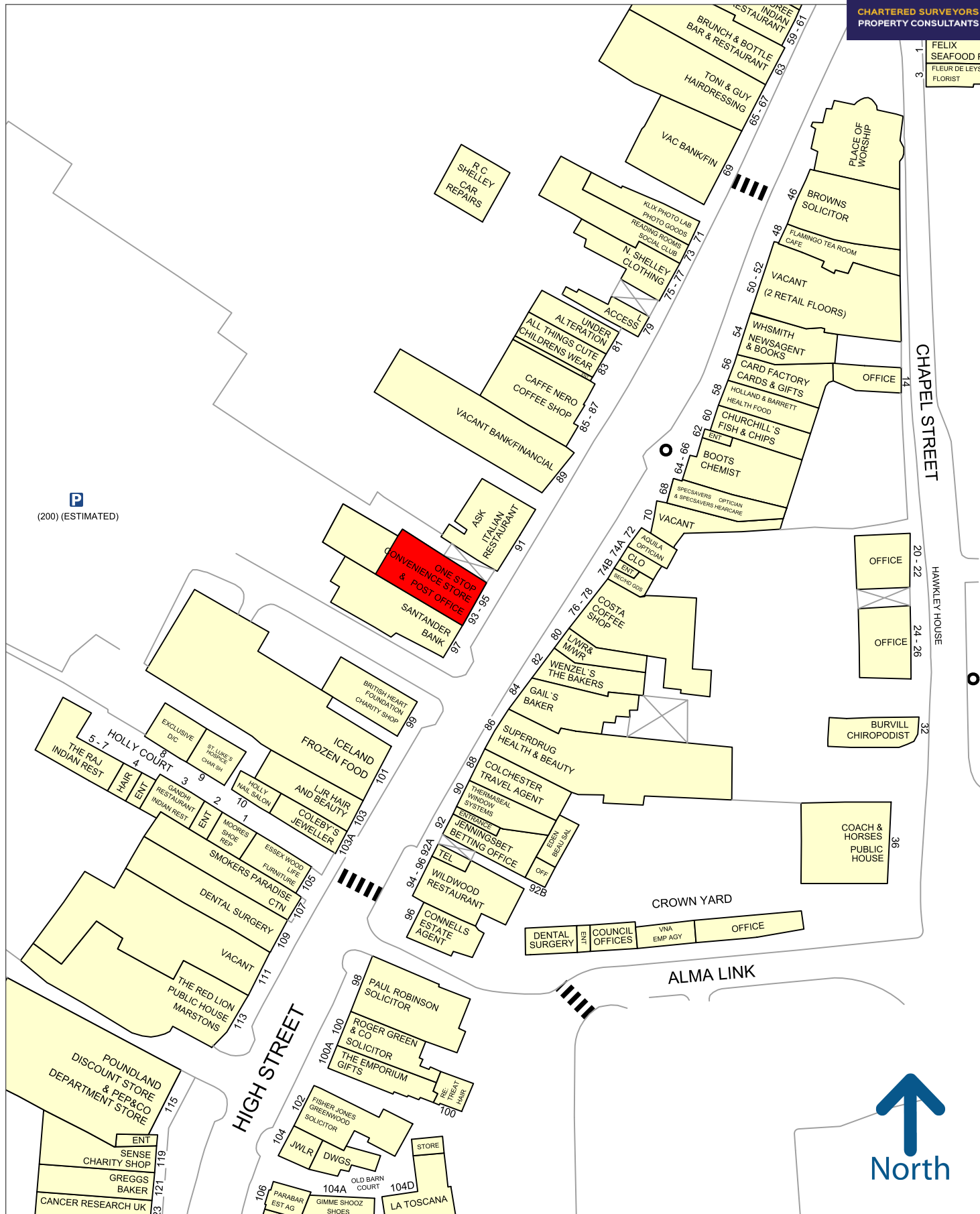
Value Added Tax is payable on the rent and any other Landlord's charges.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co - the property is still trading and casual visitors cannot be accommodated.

Contact Graham Green - graham@massandco.com or 01277 201300

Interested parties are strongly advised to seek professional and legal advice before agreeing terms.



P
(200) (ESTIMATED)

50 metres

Experian Goad Plan Created: 12/09/2024
Created By: Mass and Co

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