

14-18 GRANGE ROAD, BILLERICAY, CM11 2RE

FREEHOLD FOR SALE / DEVELOPMENT OPPORTUNITY

2,267 sq.ft (210.61 m²)

0.22 Acre
(0.09 Hectare)



Location

The premises are situated on a busy parade at the southern end of Grange Road in the South Green area of Billericay, the location providing easy access to local shops, schools and amenities.

Billericay High Street is a 20 min walk away and offers a range of retailers including, 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 detached two-storey building over a tiled pitched roof benefiting from c2267sqft previously used as a doctors surgery. There is hard standing concrete rear car-park that could accommodate 10-12 vehicles.

Ground Floor	1238sqft
First Floor	1029qft

Price

£875,000

Planning & Use

The property is currently designated with Class E usage but the site is considered suitable for a wide range of usages. Applicants should, however, make their own enquiries.

Rates

Rateable Value	35000
UBR (2023/2024)	
Rates Payable	0.499

Energy Performance Asset Rating

D 76-100	80	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.

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.