

132, HIGH STREET, BILLERICAY, ESSEX, CM12 9DF

TO LET - HIGH STREET RETAIL PREMISES

742 sq.ft (68.93 m²)



Location

The premises, formerly occupied by Boots opticians, are located on the eastern side of Billericay High Street at its southern end. Surrounding national retailers include Waitrose, Greggs and Iceland. The property is located approximately 0.5 miles (12 minutes walk) away from Billericay Station (Liverpool Street line)

Billericay is situated east of Brentwood and north of Basildon. The A127 Arterial Road is quickly accessed providing direct links to the M25 to the west and Southend to the east.

Accommodation

The premises comprise a ground floor retail space with kitchen and W.C to the rear of the property.

Approximate areas are as follows:

Ground Floor Sales	742 sq.ft (68.93 m ²)
Internal frontage width	15'6" (4.72 m)

Terms

The property is to be offered by way of a new Internal Repairing and Insuring Sub-lease for a term to be agreed but expiring no later than March 2031 and which will be subject to periodic rent reviews.

Rent

£24,000 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

Not applicable in respect to this property.

Planning Rates

Rateable Value	£17250
UBR (2019/2020)	£0.491
Rates Payable	£8469.75

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each Party to bear their own.

VAT

Not applicable in respect to this property.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co:

Contact

Mark Mannering

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