

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

**TO LET - HIGH STREET RETAIL PREMISES**

742 sq.ft ( 68.93 m<sup>2</sup> )



**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:

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

**Terms**

The property is to be offered by way of a new effectively Full Repairing and Insuring lease for a term to be agreed.

**Rent**

£28,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Planning**

The property falls within Class E of the Use Classes Order as amended 2022

**Rates**

<b>Rateable Value</b>	£20750
<b>UBR (2023/2024)</b>	£0.499
<b>Rates Payable</b>	£10354

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each Party to bear their own.

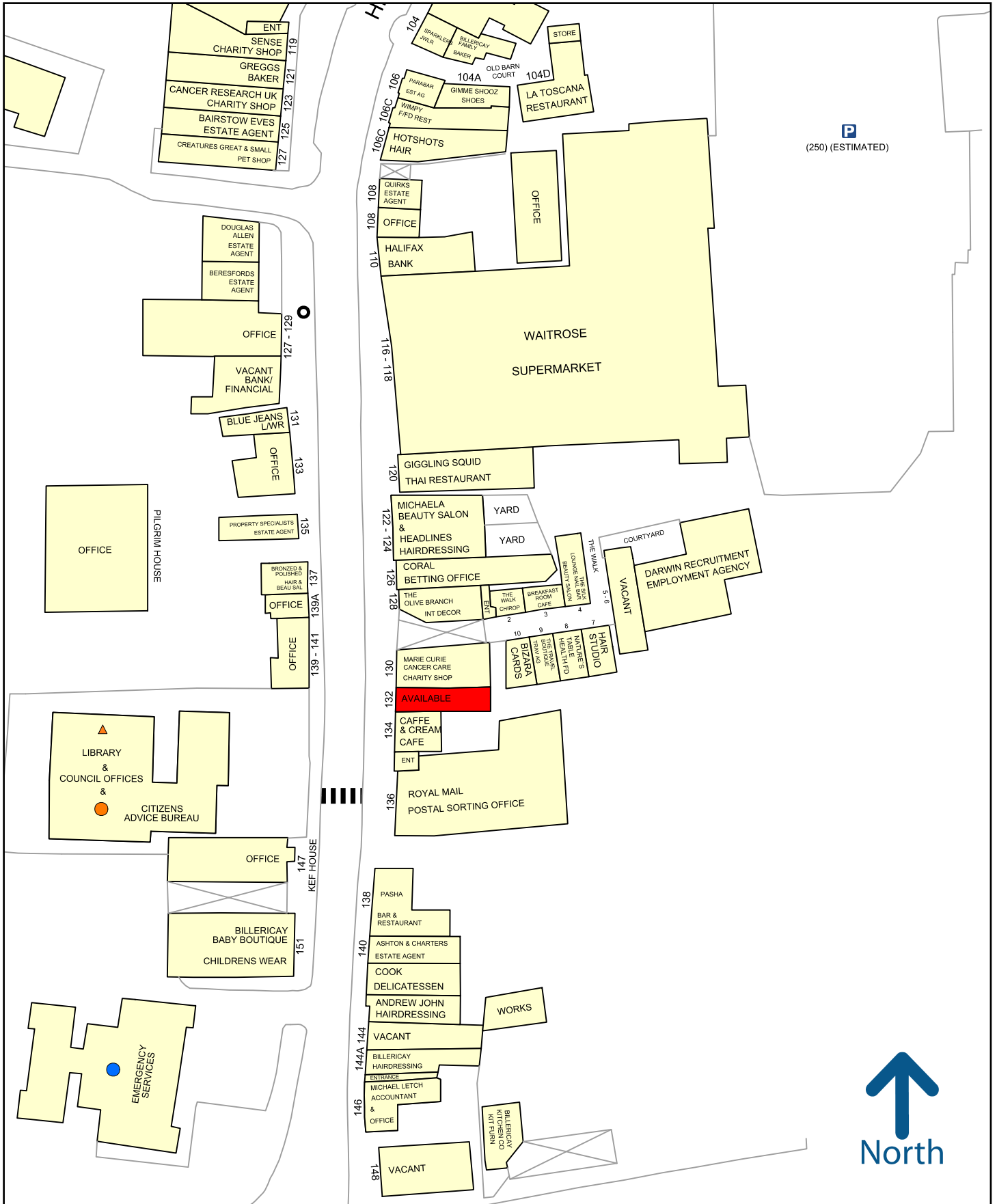
**VAT**

Not applicable in respect to this property.

**Viewing & Further Information**

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

Experian Goad Plan Created: 08/04/2019  
Created By: Mass and Co

