

## 81 - 87 HIGH STREET, BILLERICAY, ESSEX, CM12 9AS

### TO LET - NEW HIGH STREET RETAIL UNITS (SUBJECT TO PLANNING) - AVAILABLE AUTUMN 2022

420 sq.ft - 2,098 sq.ft ( 39.02 m<sup>2</sup> - 194.91 m<sup>2</sup> )



#### Location

The units occupy the ground floor of Squires House which is situated at the heart of Billericay's High Street. Billericay Station is within 0.5 miles and 10 minutes walk with trains running to London's Liverpool St. The High Street accommodates a mix of national and independent retailers, banks, restaurants, bars and coffee shops including Waitrose, Iceland, WH Smith and Costa Coffee.

#### Accommodation

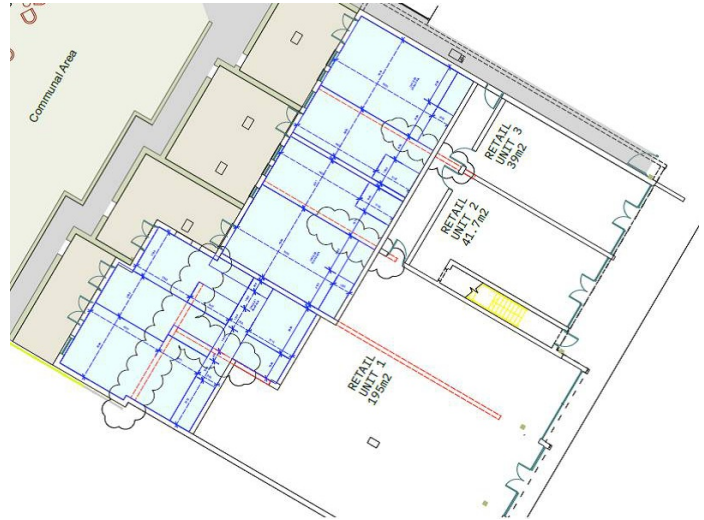
The ground floor of the former Squires House is to be reconfigured and redeveloped as part of a mixed use development providing residential on the upper parts and 3 new retail units on the ground floor, with the option of units 2/3 being combined, each with following floor areas:

<b>Unit 1</b>	2,098 sq.ft ( 194.91 m <sup>2</sup> )
<b>Unit 2</b>	449 sq.ft ( 41.71 m <sup>2</sup> )
<b>Unit 3</b>	420 sq.ft ( 39.02 m <sup>2</sup> )
<b>Unit 2/3</b>	869 sq.ft ( 80.73 m <sup>2</sup> )

#### Terms

Each unit is to be offered on new effectively full repairing and insuring leases on terms to be agreed. Our client has advised that restaurant and take away uses will not be permitted.

Rent - Upon application. The rent is exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.



#### Service Charge

The units will be subject to a small annual service charge. Further details to be provided.

#### Planning

The units will subject to planning fall within Class E of the Use Classes Order. However due to the new residential above and to the rear restaurant and take-away use will not be permitted by the landlord.

#### Rates

Rateable Values	To be assessed.
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#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear their own legal costs.

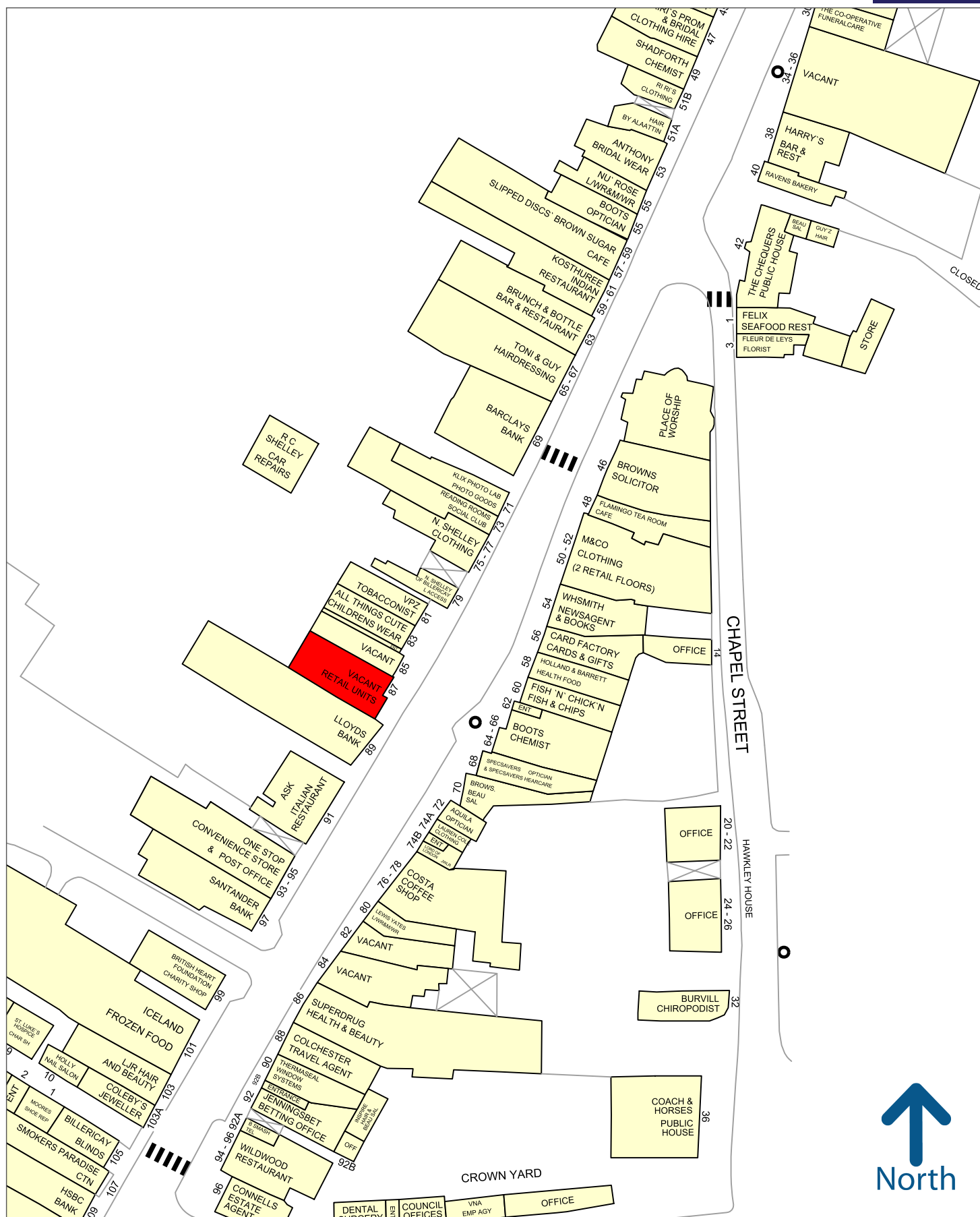
#### VAT

Value added tax will be applicable to the rent.

#### Viewing & Further Information

Contact sole leasing agents, Mass & Co:

Mark Mannering - [mark.mannering@massandco.com](mailto:mark.mannering@massandco.com)



50 metres

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