

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

**TO LET - NEW HIGH STREET E CLASS UNIT**  
420 sq.ft ( 39.02 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> | Under offer |
| <b>Unit 2</b> | LET         |
| <b>Unit 3</b> | Under offer |

**Terms**

The unit is to be offered on new effectively full repairing and insuring leases on terms to be agreed.

**Rent**

£25,000 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**

Unit 3 is subject to an annual service charge of £414.44 + VAT, which includes a contribution towards insurance.

**Planning**

The unit falls 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**

|                       |                 |
|-----------------------|-----------------|
| <b>Rateable Value</b> | To be assessed. |
|-----------------------|-----------------|

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs. Prospective tenants are advised to take professional property and legal advice before committing to terms.

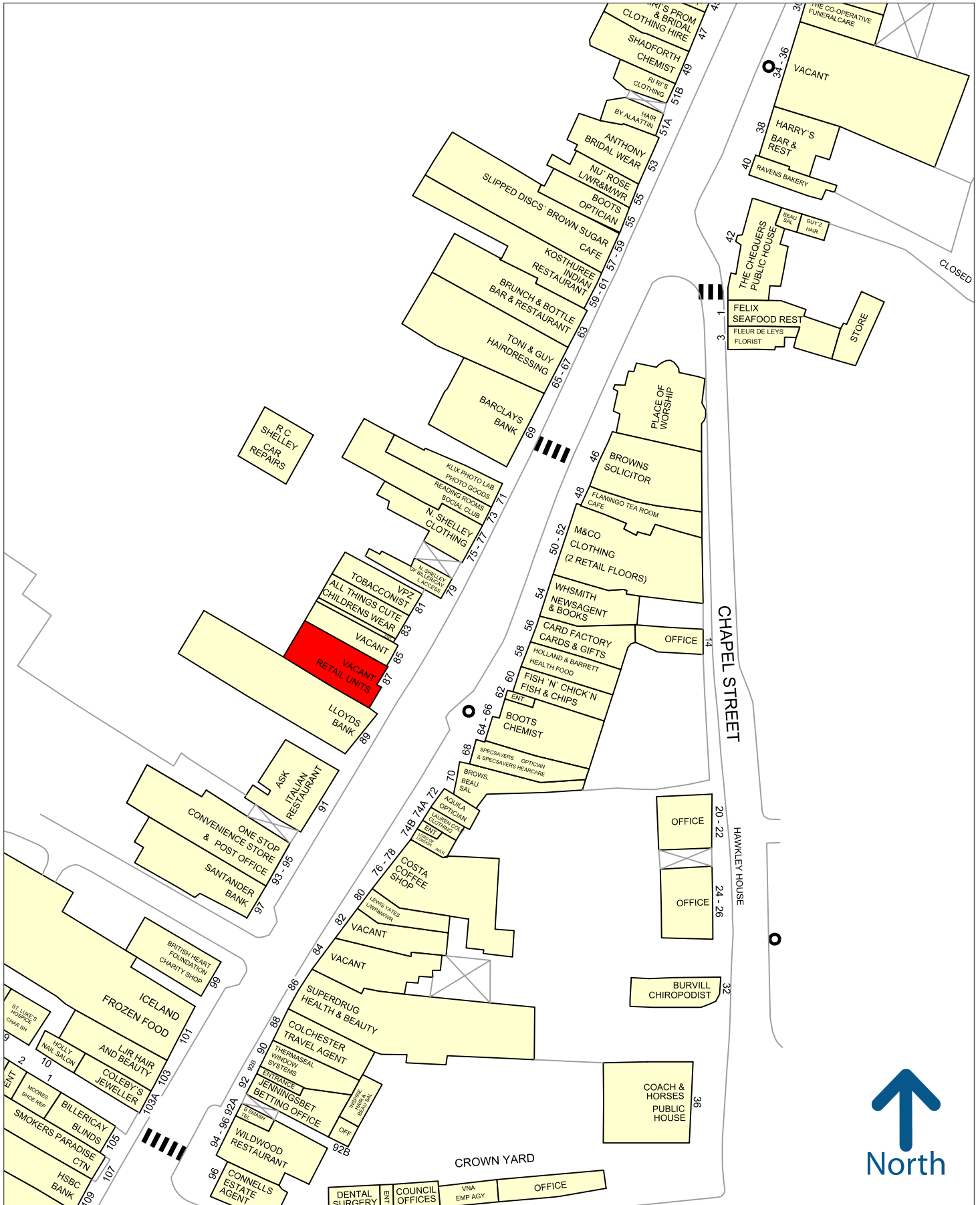
**VAT**

Value added tax will be applicable to the rent and service charge.

**Viewing & Further Information**

Contact sole leasing agents, Mass & Co:

Mark Mannering - mark.mannering@massandco.com



50 metres

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