

70 HIGH STREET, BILLERICAY, ESSEX, CM12 9BS

TO LET - HIGH STREET RETAIL PREMISES

606 sq.ft (56.30 m²)



Location

Billericay is an affluent commuter town located in the South East within the county of Essex. Situated in the heart of the town centre, the unit occupies a prime retailing pitch along Billericay High Street (B1007) benefiting from excellent footfall and prominence.

Billericay High Street boasts a variety of nationally recognised brand names including Boots, Costa Coffee, Iceland, Gail's Bakery, Specsavers, Holland & Barrett and JD Wetherspoon as well as many independent retailers.

Billericay Railway station is located 0.3 miles to the North of the property and provides direct access to Liverpool Street Station in under 35 minutes.

Accommodation

The property comprises a ground floor retail unit including some rear stores and WC's.

There is one allocated parking space at an additional charge of £100 + VAT per month. An additional space available at cost.

Ground Floor Sales	542 sq.ft (50.35 m ²)
Stores	64 sq.ft (5.95 m ²)
Total	606 sq.ft (56.30 m ²)

Terms

The property is offered on new effectively full repairing and insuring lease terms for a term to be agreed but not less than 5 years.

Rent

£29,000 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

The service charge is approximately £1,150.00 + VAT per annum. This is exclusive of insurance, which will be calculated as a proportion of the current annual figure of £444.35

Planning

The property falls with Class E of the Use Classes Order (amended 2020).

Rates

Rateable Value	£22,750
UBR (2023/2024)	£0.499
Rates Payable	£11,352

Energy Performance Asset Rating

D 76-100 ← **86** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is charged on the rent and service charge

Viewing & Further Information

Contact Mass & Co;

Mark Mannering - mark.mannering@massandco.com



50 metres

Experian Goad Plan Created: 18/08/2022
Created By: Mass and Co

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