

**90 HIGH STREET, BILLERICAY, ESSEX, CM12 9BT**

**TO LET - HIGH STREET CLASS E RETAIL UNIT**  
1,068 sq.ft ( 99.22 m<sup>2</sup> )



**Location**

The Property is situated on the east side Billericay High Street (B1007), approximately 150m to the south of its junction with Chapel Street. Billericay Railway Station is approximately 500m to the north giving direct services to London. The premises occupy a prime trading position within the main retail thoroughfare. Other retailers include W H Smith, Boots Chemist, Costa Coffee, Superdrug, and independent and chain restaurants

**Accommodation**

The accommodation comprises a ground floor retail showroom, further office space and highly versatile rear storage area. along with W/C and kitchenette facilities. The premises benefit from rear access and one car parking space via Chapel Street

<b>Front Retail Showroom</b>	506
<b>Storage</b>	349
<b>Office</b>	84
<b>Hallway</b>	129

**Terms**

The accommodation is to be offered on new, effectively full repairing and insuring lease on terms to be agreed.

**Rent**

£32,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

**Planning & Use**

Class E

**Rates**

<b>Rateable Value</b>	25000
<b>UBR (2023/2024)</b>	0.499
<b>Rates Payable</b>	12500

**Energy Performance Asset Rating**

**C 51-75** **72** This is how energy efficient this building is.

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

Value Added Tax is not applicable to the rent.

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co