

28 HIGH STREET, BILLERICAY, ESSEX, CM12 9BQ

TO LET - HIGH STREET RETAIL PREMISES

816 sq.ft (75.81 m²)



Location

The property is located at the northern end of Billericay High Street and is approximately 0.2 miles from the station. Nearby retailers include Argos, Waitrose, Dominos and many other local pubs, bars and restaurants.

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 property comprises a ground floor retail unit which benefits from return frontage and includes a kitchen, W.C and stores to the rear. Furthermore, the property benefits from two allocated parking spaces located in the car park to the rear.

The property is currently undergoing refurbishment to extend the front of the shop.

Approximate areas will be as follows:

Ground Floor Sales	674 sq.ft (62.62 m ²)
Kitchen/Storage	142 sq.ft (13.19 m ²)
Total	816 sq.ft (75.81 m ²)

Terms

A new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£31,750 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Rates

Rateable Value	£14,750
UBR (2019/2020)	£0.491
Rates Payable	£7242.25
Please note that with effect from 01-04-2019 Retail Discount of one third may apply to these business rates for 2 years. Prospective tenants are advised to check their business rates liabilities with Basildon Borough Council	

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Sole Agents Mass & Co

Contact:

Zaman Sheikh

zaman@massandco.com

or

Mark Mannering

mark.mannering@massandco.com



Experian Goad Plan Created: 12/06/2019
Created By: Mass and Co