

99 HIGH STREET, BILLERICAY, ESSEX, CM12 9AJ

TO LET - HIGH STREET RETAIL PREMISES PLUS F/F STORES

1,350 sq.ft (125.42 m²)



Location

The premises, formerly occupied by New Look, are in a prominent corner position on the west side of Billericay High Street adjacent to Iceland and Santander.

Billericay together with its main line rail station (Liverpool Street) is situated east of Brentwood and north of Basildon. The A127 Arterial Road is quickly accessed provided direct links to the M25 to the west and Southend to the east.

Accommodation

The property comprises a ground floor retail unit together with first floor stores, staff facilities and office .

| | |
|--------------------------------|---------------------------------------|
| Ground Floor sales area | 1,350 sq.ft (125.42 m ²) |
| Internal retail depth | 50'25" (15.87 m) |
| Internal width | 26'0" (7.92 m) |
| First Floor | 1,155 sq.ft (107.30 m ²) |

Terms

The premises are to be offered by way of a new 15 year FRI lease subject to 5 yearly rent reviews.

Rent

£60,000 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

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

Rates

| | |
|------------------------|---------|
| Rateable Value | £54,500 |
| UBR (2018/2019) | 49.3p |
| Rates Payable | £26,868 |

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own.

VAT

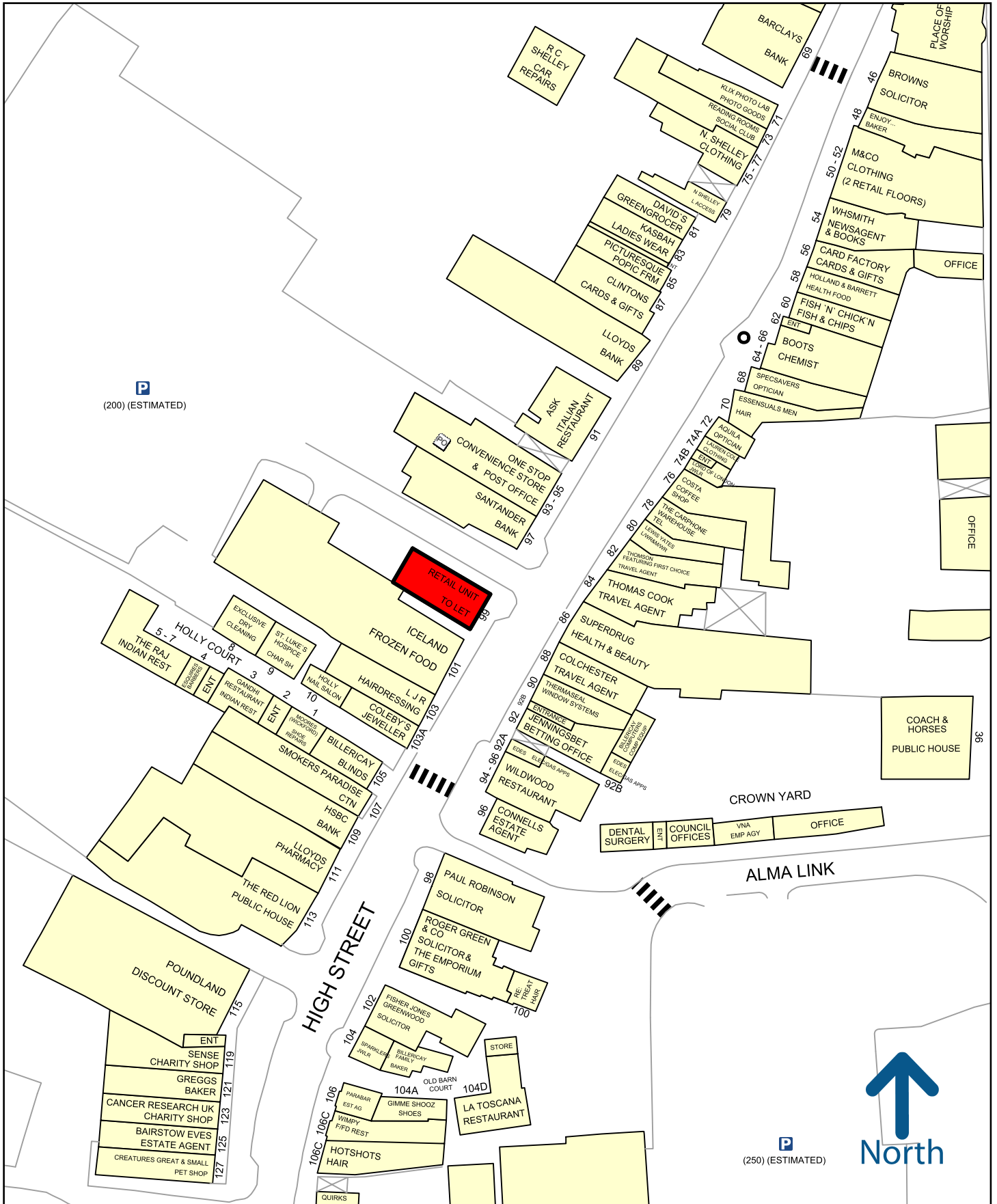
All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Contact Mark Mannering

mark.mannering@massandco.com



P
(200) (ESTIMATED)

P
(250) (ESTIMATED)

50 metres

Experian Goad Plan Created: 04/04/2018
Created By: Mass and Co

