

FOR SALE - GROUND FLOOR INCOME PRODUCING RETAIL UNIT
ON HIGH STREET, BILLERICAY
92A HIGH STREET, BILLERICAY, ESSEX, CM12 9BT
89 SQ.FT (8.27 M²)



Key Features

- Income Producing
- High Street Location
- Let at Market Rent
- Excellent Transport Links

Viewing

Strictly by prior appointment with sole selling agents Taylor Freeman Kataria.

Contact:

Priya Parmar MRICS

Pparmar@cliffords-estates.co.uk

Rajiv Kataria MRICS

Rajiv@cliffords-estates.co.uk



306 Green Lane

Ilford, Essex

IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



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Location

The property is located on the eastern side of a prime retail pitch on High Street, Billericay. The unit is situated amongst several national occupiers such as Greggs, Gails, Holland and Barrett, Poundland as well as a large Waitrose. Transport links in the area are favourable, with Billericay Station just 0.4 miles of the property providing a direct train service to London Liverpool Street within 30 minutes. The A12 thoroughfare can be accessed 5 miles from the unit providing links into East London as well as connecting to the M25.

Accommodation

The unit comprises of an 'E' class commercial unit on High Street, Billericay forming part of a larger building arranged over a passageway of separate ownership. Access to the unit is by virtue of an entrance from the passageway via a glazed frontage. The unit consists of an additional glazed frontage on the High Street. The property is arranged as a small phone shop with an open plan sales area with a small service counter to the rear. Amenities include roller shutters, suspended ceilings and halogen panel lighting. Approximate areas for the commercial premises is as follows in accordance with the RICS Code of measuring Practice (6th Edition) on a Net Internal Area (NIA) basis:

Total	89 sq.ft (8.27 m ²)
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Lease Terms

The unit is currently let by virtue of a 3 year licence agreement from 7th October 2022 at an annual rent of £7,200.00pa with a mutual break clause on 7th October 2023.

Price

Offers are sought in the region of £100,000.00 + VAT for the freehold interest with the benefit of the current agreement in place.

Rates

Rateable Value	£4,600.00
UBR 2023/24	49.9p
Rates Payable	£2,295.40

VAT

Value Added Tax is not applicable in respect of this property.

Service Charge

A Service charge is not applicable in respect of this property.

Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.