



# MAGGIO LOUNGE

50-52 HIGH STREET \_ BILLERICAY \_ CM12 9AJ

**FREEHOLD INVESTMENT**

LET FOR 15 YEARS TERM CERTAIN





MAGGIO LOUNGE

50-52 HIGH STREET, BILLERICAY, CM12 9AJ

# EXECUTIVE SUMMARY



- Substantial, freehold property, located in the affluent commuter town of Billericay, Essex
- A prime building which extends 6,176 sq.ft over ground and first floors

- Billericay is a thriving market town with a strong retail presence and growing residential population
- Opened in late 2024, the tenant spent £1.1M on fit out

- The property will be leased entirely to Loungers UK Limited on a Fully Repairing and Insuring (FR&I) lease for a term of 15 years
- The lease is subject to Five yearly upward only, open market rent reviews
- Rent passing £85,000 per annum

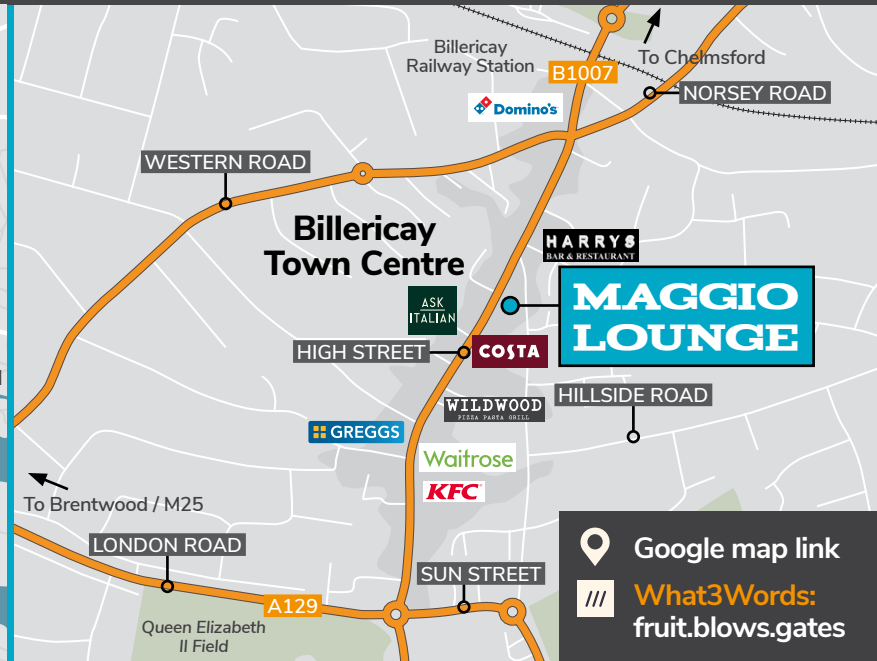
Offers in excess of **£1,280,000 (One Million Two Hundred and Eighty Thousand Pounds)** which reflects a **Net Initial Yield of 6.20%** assuming enhanced purchaser's costs of 7.1%.





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## MACRO LOCATION

Billericay is an affluent commuter town located in Essex, approximately 30 miles east of Central London. The town benefits from its strategic position within the London commuter belt, making it an attractive location for both residents and businesses.

Billericay has a population of approximately 28,000, while the wider Basildon Borough has a population of around 180,000 residents. The town's demographic profile is characterised by higher-than-average income levels and strong spending power.

### Billericay benefits from excellent transport links including:

- **Billericay Railway Station:** Direct services to London Liverpool Street (35 minutes) and London Kings Cross (57 minutes)
- **Road links:** Easy access to the A12 and A127, connecting to the M25 motorway and wider UK network
- **London Southend Airport:** Located approximately 14 miles away, offering domestic and European flights

## 7 FACTS ABOUT BILLERICAY

1. Billericay is mentioned in the Domesday Book of 1086, highlighting its long-standing history as a settlement in Essex.
2. The town is famous for its connection to the Mayflower, with the Mayflower Barn in nearby Stock believed to contain timbers from the historic ship.
3. Billericay High Street is home to over 100 businesses, maintaining its status as one of Essex's thriving market towns.
4. The town's railway station serves approximately 3 million passengers annually, underlining its importance as a commuter hub.
5. Billericay is surrounded by beautiful Essex countryside, including the nearby 40-acre Lake Meadows Park, offering exceptional quality of life for residents.
6. The town hosts the popular Billericay Christmas Market, which attracts thousands of visitors annually and showcases local businesses.
7. Billericay has experienced significant property price growth in recent years, with average house prices approximately 40% above the UK average, reflecting its desirability as a residential location.

## MICRO LOCATION

The property is located on Billericay High Street, which serves as the primary retail and leisure destination within the town. The High Street runs north to south through the centre of Billericay and features a mix of national retailers, independent boutiques, and food & beverage operators.

Maggio Lounge occupies a prominent position on the eastern side of the High Street, benefiting from high visibility and strong footfall throughout the day and evening.

Close occupiers include Waitrose, Costa Coffee, Prezzo, The Chequers pub, M&S Simply Food, Boots, and numerous independent retailers and restaurants. This diverse mix of neighbouring businesses creates a complementary retail and leisure offering that drives consistent footfall to the area, making it an ideal location for Maggio Lounge's all-day dining concept.





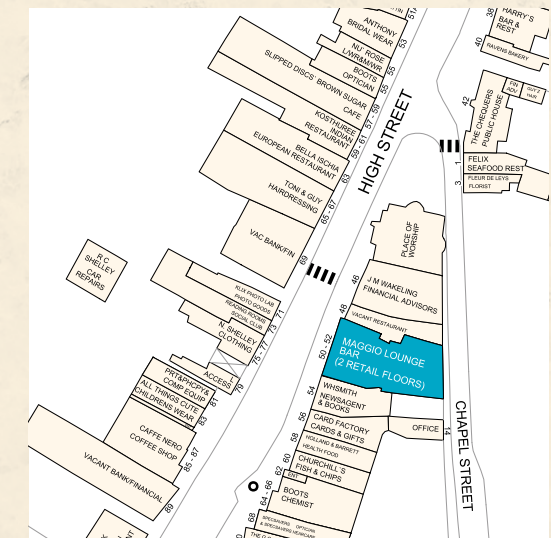
## DESCRIPTION

The building is a characterful two-storey property occupying a prime High Street position in Billericay's town centre. It features an attractive period façade with large display windows at ground floor level, while the open plan interior has been thoughtfully designed to incorporate the building's original features alongside contemporary elements for Loungers' distinctive casual dining concept. The property offers excellent frontage to the High Street, maximising visibility to passing pedestrians and vehicles, with well-proportioned spaces that effectively balance historic character with modern hospitality requirements in this thriving commuter town.

## ACCOMMODATION

The premises are arranged over ground and first floors, comprising the following areas, rates and total rent:

Area	Size (sq ft)
Ground Floor	3,167
First Floor Ancillary	3,009
Total	6,176







# MAGGIO LOUNGE

## COVENANT

**LOUNGERS UK LIMITED** ([www.loungers.co.uk](http://www.loungers.co.uk))

Loungers UK Limited are a substantial and growing operator in the UK hospitality sector. As of March 2025, Loungers operates 290 sites in England and Wales across three distinct brands, Lounge, Cosy Club and Brightside. Founded in 2002 by three friends who wanted to create a neighbourhood café-bar that they would want to go to, the Group is the fastest growing all-day operator of scale in the UK and has consistently outperformed the wider UK hospitality sector over number of years.

## LOUNGERS

They have achieved 45% revenue growth in just two years, expanding turnover from £244 million to £353.5 million by 2024. Simultaneously, the company strengthened its financial foundation with a 33% increase in net worth, reaching £88.9 million.

	21 Apr 2024	16 Apr 2023	17 Apr 2022
Turnover	£353,486,000	£283,507,000	£244,000,000
Pre-Tax Profit	£14,917,000	£11,383,000	£25,253,000
Total Net Worth	£88,872,000	£79,155,000	£66,727,000

## FURTHER INFORMATION

### TENANCY

The property will be leased entirely to Loungers UK Limited on a Fully Repairing and Insuring (FR&I) lease for a term of 15 years. The lease is subject to Five yearly upward only, open market rent reviews. The current rent passing is £85,000 per annum.

### TENURE

Freehold.

### EPC

C68 rating expire January 2033.

### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### VAT

The proposed transaction structure, a sale and leaseback, means the sale cannot be treated as a transfer of a going concern (TOGC) therefore VAT will be payable on the purchase price.

## PROPOSAL

Offers in excess of £1,280,000 (One Million Two Hundred and Eighty Thousand Pounds) which reflects a Net Initial Yield of 6.20% assuming enhanced purchaser's costs of 7.1%.

## CONTACT

For further information or to arrange a viewing, please contact.

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