

TO LET

£30,000 PER ANNUM

elwell taylor



103C HIGH STREET
BILLERICAY
CM12 9AJ

TO LET

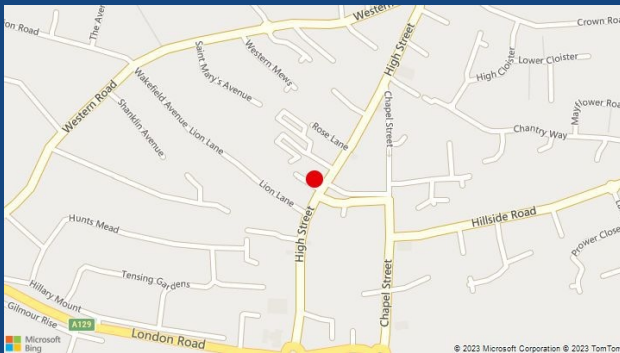
- HIGH STREET RETAIL UNIT
- PROMINENT LOCATION
- 1 CAR PARK SPACE

LOCATION

The property is located close to the middle of Billericay High Street, opposite Alma Link, which provides direct access to the Waitrose Supermarket. The unit is adjacent to the Holly Court Shopping Centre which provides a pedestrian route to the High Street Car Park. Billericay High Street is a popular and busy retail destination providing a mix of retail, and food & beverage offerings, with other nearby occupiers including Iceland, Superdrug, Santander, and Ask Italian.

DESCRIPTION

The property comprises a ground floor retail unit on the busy Billericay High Street. The property is currently used as a jewellers, and benefits from a fully glazed frontage, kitchenette, staff WC, and ancillary space currently used as a workshop. In addition, there is an internal steel security shutter, CCTV, and intruder alarm, all of which can be left in situ subject to further negotiations. Viewings are encouraged.



ACCOMMODATION

Net Internal Area: 620 sq ft (57.6 sq m)

CAR PARKING

1 spaces

TERMS

The property is available on the basis of a new fully repairing and insuring lease by way of a service charge, for a term to be agreed, at a rent of £30,000pa exclusive of all other outgoings.

RENT

£30,000 Per Annum

VAT

We understand the property is not elected for VAT

BUSINESS RATES

RV: £17,250 2023/24

Rate in the £: 49.9p

Rates Payable: £8,607.75 per annum

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

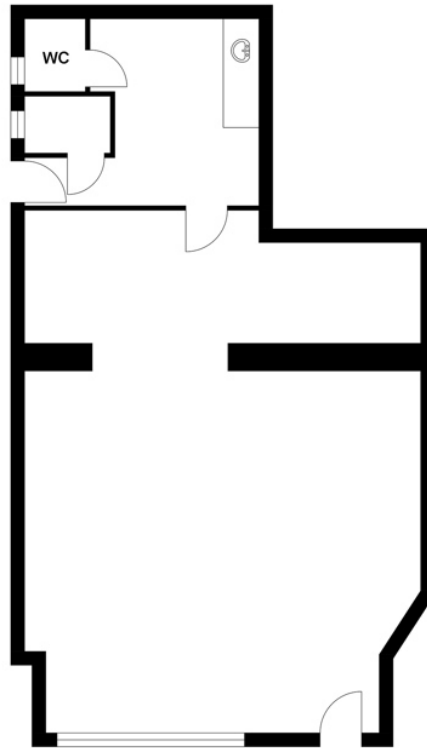
EPC

Category B - 39

VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.