

Unit 2 Squires House 81–87 High Street Billericay Essex CM12 9AS

To Let - Prime High Street Class E Retail Unit

- Prime High Street Location
- Available Now

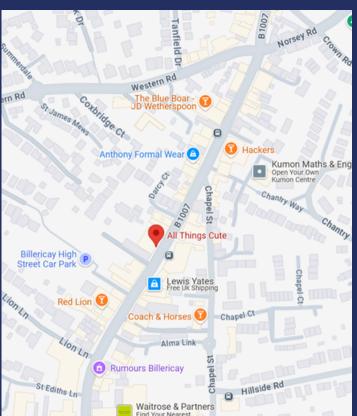
O1277 289150 www.mjmpropertyconsultants.co.uk





Location

Squires House comprises a new mixed use development of commercial spaces and residential units situated in the middle of Billericay High Street. The available unit lies adjacent to Café Nero. Other nearby occupiers include Costa Coffee and Superdrug. Billericay Rail Station is a short walk from the property. There are numerous pay and display car parks within a short walk of the High Street, as well as free short term High Street parking.



Description

The property comprises a mid terraced lock-up retail unit with single WC and a small storage area to the rear.

Accommodation

415 sqft (39 sqm)

Terms

The property is offered on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£25,000 per year exclusive of business rates, service charge, building insurance and utilities

Service Charge

To be advised

Planning/Use

Class E. Food uses however will not be permitted.

Business Rates

The property has a rateable value of £15,500. Prospective tenants are advised to check their business rates obligations.

Energy Performance Rating

B 31

Value Added Tax

VAT is charged on the rental and service charge.

Legal Costs

Each party to bear their own

Viewing & Further Information: Contact MJM Property Consultants

Mark Mannering mark@mjmpropertyconsultants.co.uk 01277 289 150

MJM Property Consultants Ltd give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. No warranty is given in relation to the condition of the property or implied in relation to utilities and electrical, mechanical or other equipment. Prospective purchasers or tenants are strongly advised to obtain professional property and legal advice in relation to this property before entering into any contract.