



3 Clapham Court  
142 High Street  
Billericay  
Essex  
CM12 9DF

## To Let - Class E Retail Unit

- High Street location
- 1,818 sqft ( 169 sqm) over 2 floors
- Ground Floor retail area 871 sqft (81 sqm)
- Available now

01277 289150

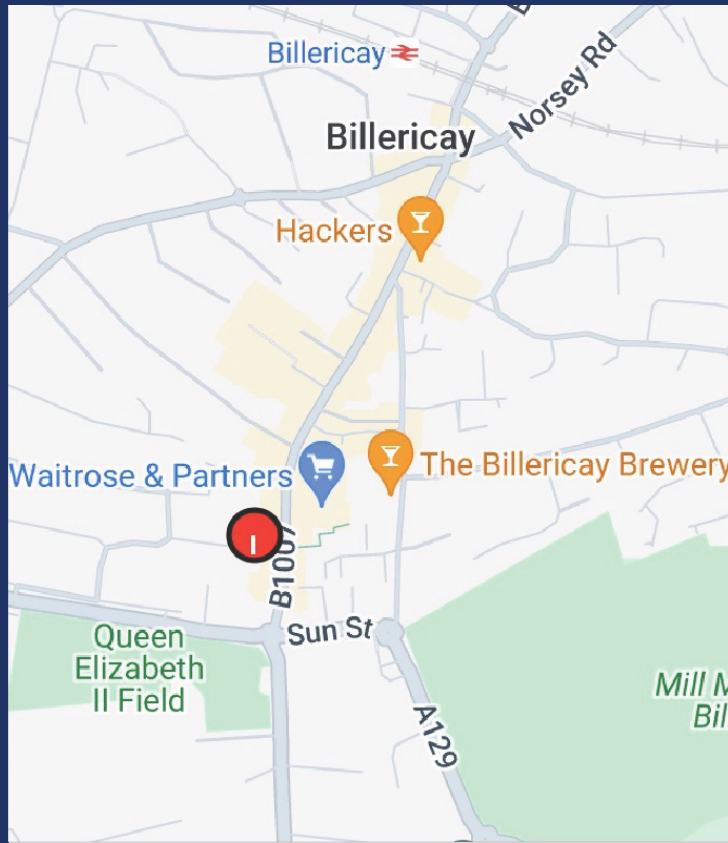
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## Location

The property is located on the southern end of Billericay High Street, opposite the Police Station and close to the High Street's junction with London Road (A129) which connects to Shenfield to the west. Billericay is an affluent commuter town and the High Street includes a mix of national and local retailers including Waitrose, Boots and Iceland plus many restaurants, cafes and bars. Billericay Station is approx. 0.6 miles to the north and 12 mins walk away.



## Description

A modern two storey high street retail/commercial unit. The ground floor is mainly sales area with a small kitchen/store and WC to the rear. The first floor accommodates a mix of partitioned rooms and kitchen area.

## Accommodation

Ground Floor	871 sqft	( 81 sqm )
First Floor	947 sqft	( 88 sqm )
<b>Total</b>	<b>1,818 sqft</b>	<b>( 169 sqm )</b>

## Terms

The property is to be offered on new lease terms to be agreed. Subject to status a rent deposit of between 3-6 months rent will be required.

## Rent

£27,000 per year exclusive of business rates, utilities and building insurance .

Rent is payable monthly in advance on the usual quarter days.

## Business Rates

The property has a rateable value of £26,260  
Prospective tenants are advised to check their business rates payable with the local council

## Terms

The property falls into Use Class E. Fast Food take-away uses will not be appropriate.

## Energy Performance Rating

D 92

## Value Addex Tax

VAT is applicable to the rent.

## Legal Costs

The ingoing tenant to be responsible for the Landlord's reasonable legal costs as well as their own. Also tenant will be required to provide an undertaking prior to issue of draft legal documents to pay the landlord's and MJM's abortive costs should the tenant withdraw after terms have been agreed.

## Viewing & Further Information

Contact: MJM Property Consultants:

Mark Mannering  
mark@mjmpropertyconsultants.co.uk  
07896 768002