

58 Chapel Street Billericay Essex CM12 9LS

# To Let - Class E Office/Retail Premises

- 534 sqft (49.6 sqm)
- Town Centre location
- Prominent position

01277 289150

www.mjmpropertyconsultants.co.uk

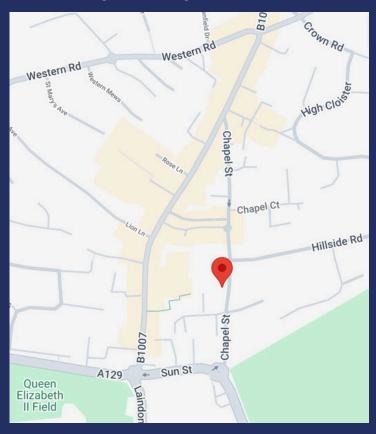




## Location

The property is situated midway along Chapel Street, Billericay which runs parallel with the High Street and located behind the Waitrose car park.

Billericay Rail Station is a short walk from the property. There are numerous pay and display car parks off the High Street, as well as free short term High Street parking.



## Description

The property comprises a single storey buildining suitable for a variety of uses falling within Class E including offices, retail. There is a small kitchen area and WC's to the rear.

## Accommodation

Main office/sales area - 398 sqft (37.0 sqm)

Kitchen/WCs - 136 sqft (12.6 sqm)

Total - 534 sqft (49.6 sqm)

## **Terms**

Available on a new 3 year lease

#### Rent

£15,540 per year (£1,295 per month) exclusive of business rates, building insurance and utilities

# **Building Insurance**

Annual premium approx. £325

# Planning/Use

The property use falls into Class E. Hair & Beauty and fitness uses will <u>not</u> be considered,

### **Business Rates**

The property has a rateable value of £11,250 qualifying the property for Small Business Rates Relief. Prospective tenants are advised to check with teh local council for clarification of their business rates obligations

## **Energy Performance Rating**

D 86

## Value Added Tax

VAT is not applicable to the rent

# **Legal Costs**

Each party to bear their own legal costs

Viewing & Further Information: Contact MJM Property Consultants

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

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Prospective purchasers or tenants are strongly advised to obtain professional property and legal advice in relation to this property before entering into any contract.