



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

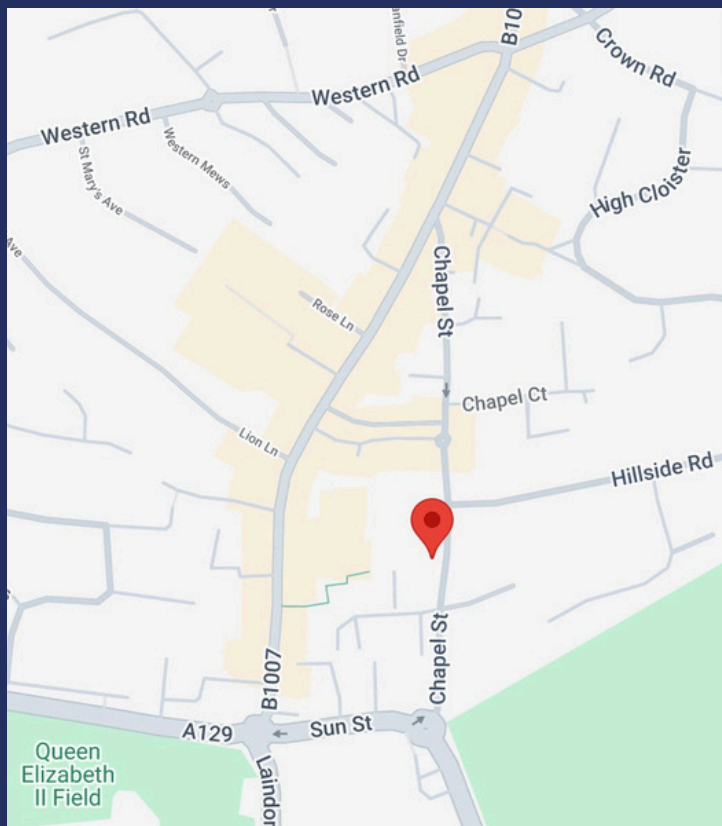
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Location

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 building 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 not 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 the 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

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