



3 Clapham Court  
142 High Street  
Billericay  
Essex  
CM12 9DF

## To Let - High Street Class E Retail Unit

- High Street Location
- Retail/Commercial Unit
- 1,818 sq ft (169 sq m)

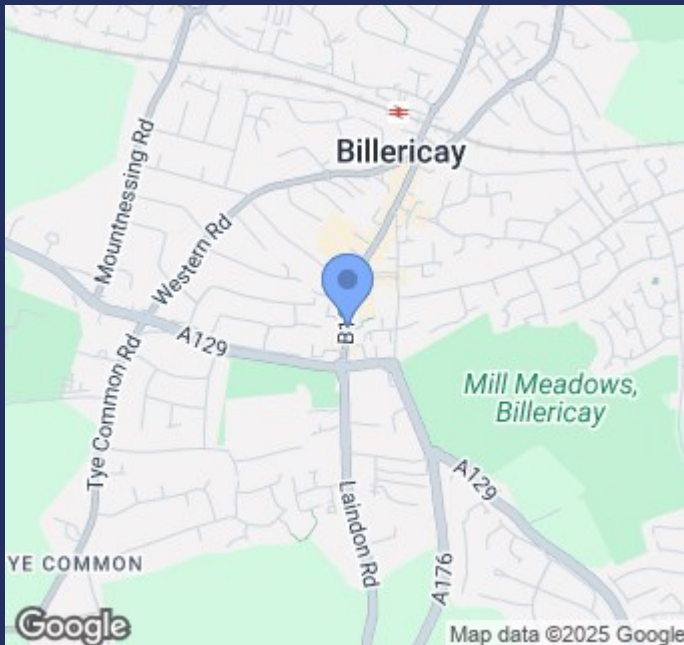
01277 289150

[www.mjmpropertyconsultants.co.uk](http://www.mjmpropertyconsultants.co.uk)



## Location

The property is located on the southern end of Billericay High Street, opposite the Police Station, and within close proximity to the High Street's junction with London Road (A129), which connects to Shenfield. Billericay is an affluent commuter town. The High Street includes a mix of national and local retailers including Waitrose, Boots, and Iceland, as well as 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 sq ft (81 sq m)

First Floor - 947 sq ft (88 sq m)

Total - 1,818 sq ft (169 sq m)

## 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 annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable monthly in advance.

## Planning and Use

The property falls into Use Class E.

Fast Food take-away uses will not be appropriate.

## 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

## Energy Performance Certificate

D 92

## VAT

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:

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