

58 Chapel Street, Billericay

CM12 9LS



## To Let

534 sq ft  
(49.61 sq m)

£15,540 per sq ft

## Class E Premises

- Town Centre Location
- Close proximity to Waitrose
- Suitable for a variety of Class E Uses
- Prominent Roadside Position
- Newly Internally Re-Decorated

## 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, hair and fitness. Internally the property has been tastefully decorated. There is a small kitchen area and WC's to the rear.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Main Area	398	36.98
Kitchen/WC's	136	12.63
<b>Total</b>	<b>534</b>	<b>49.61</b>

## Terms

The property is offered on a new 3 year lease.

## Rent

£15,540 per year exclusive of business rates, building insurance and utilities.

## Planning and Use

Uses falling into Class E will be considered.

## VAT

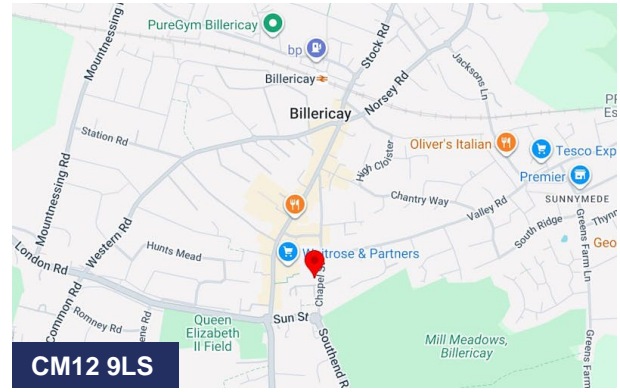
Value added tax is not applicable to the rent.

## AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

## Administration Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.



### Summary

Available Size	534 sq ft
Rent	£15,540 per sq ft
Rates Payable	£5,076 per annum
	The property qualifies for Small Business Rates Relief
Rateable Value	£11,750
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

### Viewing & Further Information

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