# TO LET

## Class E Premises

1,622 sq. ft. (151 m²)

# 100A HIGH STREET

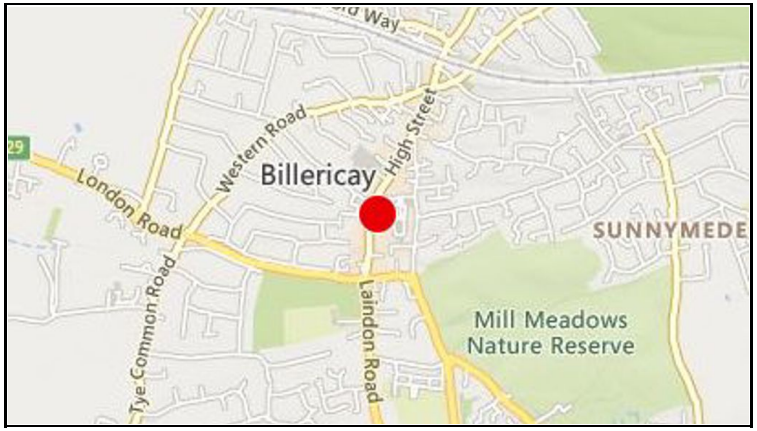
Billericay, Essex, CM12 9BY



- Class E
- 2 Parking Spaces
- Town Centre Location
- Arranged Over 3 Floors
- Suitable for a variety of uses (STPP)
- Available Immediately

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

**Kemsley LLP** Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ








**LOCATION**

Billericay is situated in the South East Essex Area approximately 35 miles east of central London and 10 miles distant of the M25 and national motorway network accessed via the A127 Arterial Road which provides direct links to the A12. Billericay has a main line railway station providing services to the City.

**DESCRIPTION**

The property comprises a Class E premises arranged over three floors, most recently trading as a hairdressing salon. The accommodation offers versatile space suitable for a range of retail, office, or service-based uses (STP). Externally, the property benefits from two allocated parking spaces. The premises are located to the rear of 100 High Street, with access available from both the High Street and Alma Link, where Waitrose car park is located.

**ACCOMMODATION**

| | |
|---|---|
| Basement | 486 sq. ft. (45 m²) |
| Ground Floor | 565 sq. ft. (52 m²) |
| First Floor | 572 sq. ft. (53 m²) |
| **Total** | **1,622 sq. ft. (151 m²)** |

*The above floor areas are approximate and have been measured on a net internal basis.*

**TENURE**

The property is available upon a leasehold basis, further detail upon application.

**RENT**

£37,500 per annum exclusive.

**VAT**

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

**BUSINESS RATES**

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £31,750. Interested parties are advised to make their own enquiries of the relevant local authority.

**SERVICE CHARGE**

A service charge is applicable. Further details on application.

**EPC**

An EPC has been commissioned.

**LEGAL FEES**

Each party to bear their own legal costs incurred in this transaction.

**ADMINISTRATIVE FEE**

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

**CONTACT**

Strictly by appointment via sole agents:

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