TO LET

NO BUSINESS RATES PAYABLE*

Ground Floor Retail Premises

Prominent Town Centre Position

441 sq. ft. (41 m²)

1 ALMA LINK

Billericay, Essex, CM12 9GF



- Town Centre Location
- Opposite Waitrose Car Park
- New Lease
- Open Plan
- Rear Loading Access
- Available Immediately

KEMSLEY LLP
PROPERTY CONSULTANTS
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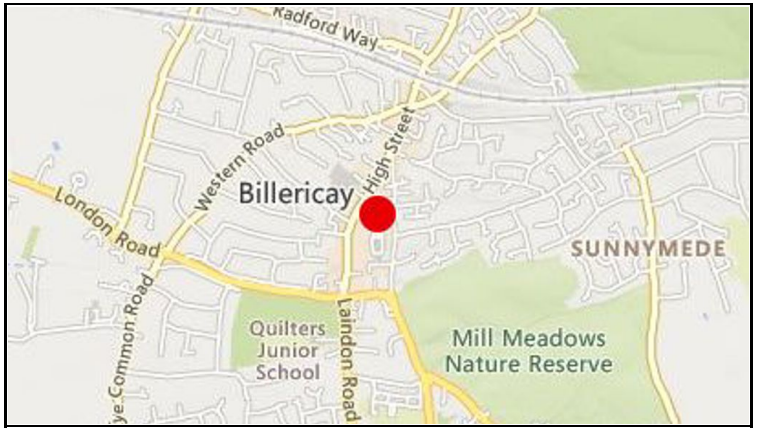
Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







LOCATION
The unit is situated in a prominent position on Alma Link which is the access road that services Waitrose Supermarket and the unit is directly opposite the food store's car park entrance. Billericay is an affluent commuter town with its mainline station (London Liverpool St) approximately 5 minutes walk from the property.

DESCRIPTION
The property comprises a ground floor retail unit arranged to provide an open plan sales area and W/C suitable for a variety of retail and showroom uses, with rear loading access.

ACCOMMODATION

Total	441 sq. ft. (41 m²)

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

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

RENT
£18,500 per annum exclusive.

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

EPC
The property has an EPC rating of B.

BUSINESS RATES
From enquiries made of the Valuation Office Agency, the Rateable Value is £15,750 for 2026/27.

*Landlord will cover the Business Rates payable until March 2027. From April 2027, interested parties may be entitled to full Business Rates relief. Terms & conditions apply.

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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