

## RETAIL PREMISES AVAILABLE 32-36 High Street, Billericay, CM12 9BQ



### LOCATION

Billericay is a commuter town lying 25 miles to the East of Central London in the Borough of Basildon. The property comprises the former Argos store which sits at the northern end of the High Street and short walk from Billericay Station, which provides a rail service to London's Liverpool Street. Occupiers in the vicinity include Boots, Waitrose, M & Co, Pizza Express and WH Smith.

### SIZE

The premises are designed over ground floor only:

Ground Floor:	(496.29 sq m)	5,342 sq ft
First Floor:	(441.57 sq m)	4,753 sq ft
Total	(937.39 sq m)	10,090 sq ft

### TENURE

The premises are available to let on a new lease for a term and rent to be agreed.

### RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £69,500      UBR 2019/2020: 50.4p      Rates Payable: £35,028

### VIEWING

Please contact the joint agent Mass & Co or the SMART4 office for further information or to arrange an inspection.

Oliver Church      020 7569 9902      [ohc@SMART-4.co.uk](mailto:ohc@SMART-4.co.uk)

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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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