

PRIME RETAIL UNIT TO LET

70 HIGH STREET, BILLERICAY, CM12 9BS

7-8 Conduit Street, London,
W1S 2XF
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www.fawcettmead.co.uk



Retail property expertise

- Prime retailing location in an attractive commuter town.
- Rare opportunity to occupy prime unit on High Street.
- Available on flexible terms.

LOCATION

Billericay is an affluent commuter town located in the south east within the county of Essex.

Situated in the heart of the town centre, this unit occupies a prime retailing pitch along the main thoroughfare benefitting from excellent footfall and prominence.

Nearby occupiers include **Boots**, **Costa Coffee**, **ASK**, **Holland & Barrett** and **Specsavers**.

RATES

Rateable Value (17/18) £27,000

Interested parties should verify this with the Basildon Council (01268 533333) in order to obtain an accurate figure on the rates payable.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.



RENT

£28,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Net Frontage:	4.39 m	14 ft. 4 ins
Ground Floor:	58.53 sq m	630 sq ft.

EPC

An EPC can be made available upon request.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

INSPECTIONS

Viewing is strictly by appointment with sole agents:

Vincent Morris
0207 182 7485
Vincent@fawcettmead.co.uk

SUBJECT TO CONTRACT & VACANT
POSSESSION



Billericay



(200) (ESTIMATED)



50 metres



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