

TO LET

Industrial / Warehouse Premises - with Established D2 Use

Approx. 1,952 Sq Ft (181.34 Sq M) G.I.A.

UNITS 12A/B, WESTERN ROAD

Billericay, Essex, CM12 9DZ



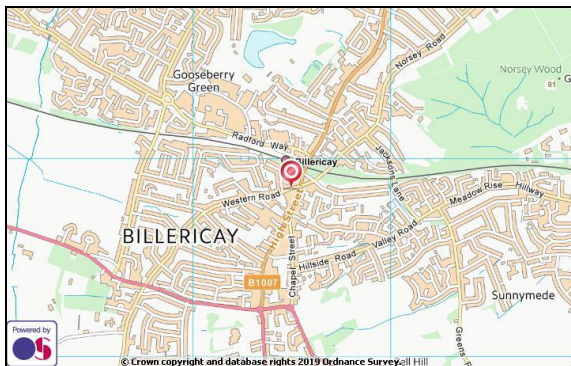
- Established Gym/Fitness Centre Use
- Approx. 1,952 Sq Ft (181.34 Sq M) G.I.A.
- On Site Parking Available
- Set Over Two Levels

- Could Split
- Former Children's Play Centre
- Could Suit a Variety of Uses STPP
- Four Car Parking Spaces

KEMSLEY
PROPERTY CONSULTANTS

01268 532425

www.kemsley.com



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 consists of two warehouses/storage units set over two levels, linked via an extended opening in the adjoining wall (see photo). The property was last used as a Children's Play Centre. Although no information is available on Basildon Councils planning portal relating to its planning use, we understand that the property has an established D2 use. The property is set behind a parade of shops located at the northern end of Western Road. Externally, there are four car parking spaces.

ACCOMMODATION

Total 1,952 Sq Ft (181.34 Sq M)

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

TENURE

The premises are available upon a full repairing and insuring lease, further details on application.

EPC

Unit 12A: C-75

Unit 12B: C-73

RENT

£22,000 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 Local Authority we are advised the premises has a rateable value of £11,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £5,520 for 2018/19.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

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

CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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AB2072-01 (08.02.19)

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