

**Lot 19, 50-52 High Street, Billericay,  
Essex CM12 9BS**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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## Property Information

### Freehold Long Let Leisure Investment

- Entirely let to Loungers UK Ltd on a new 15 year lease (no breaks)
- Circa 573.90 sq m (6,176 sq ft)
- Tenant recently completed extensive refurbishment
- Affluent commuter town
- Nearby occupiers include Waitrose, Gails, Costa, Caffè Nero, Specsavers and Holland & Barrett
- VAT free investment

#### Lot

19

#### Auction

18th September 2025

#### Rent

£85,000 per Annum Exclusive

#### Status

Available

#### Sector

Retail, Leisure

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

7 miles south west of Chelmsford, 25 miles north east of Central London

#### Roads

A12, A129, A176

#### Rail

Billericay Railway Station (29 mins direct to London Liverpool Street)

#### Air

London City Airport, London Stanstead Airport

### Situation

Billericay is an affluent and attractive London commuter town, benefitting from direct trains to London Liverpool Street in just 29 minutes. The property is situated on the east side of High Street in the heart of the town centre. Nearby occupiers include Waitrose, Gails, Costa, Caffè Nero, Specsavers and Holland & Barrett.

### Tenure

Freehold.

### EPC

C68

### Description

The property comprises a substantial cafe/bar arranged over the ground and first floors, benefitting from loading to the rear via Chapel Street. The tenant spent circa £1.1m on a full refurbishment last year prior to opening.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground First	Cafe/Bar Cafe/Bar//Ancillary	294.30 279.60	(3,167) (3,009)	LOUNGERS UK LIMITED t/a Maggio Lounge (2)	15 years from completion	£85,000	5 yearly
<b>Total</b>		<b>573.90</b>	<b>(6,176)</b>			<b>£85,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) Loungers is a substantial and growing operator in the UK hospitality sector. As of March 2025, Loungers operates 291 sites in England and Wales across three distinct but complementary brands, Lounge, Cosy Club and Brightside ([www.loungers.co.uk](http://www.loungers.co.uk)). For the year ending 21/04/2024, Loungers UK Limited reported a turnover of £353,486,000, a pre-tax profit of £14,917,000 and a shareholders funds of £90,367,000 (NorthRow 14/07/2025).



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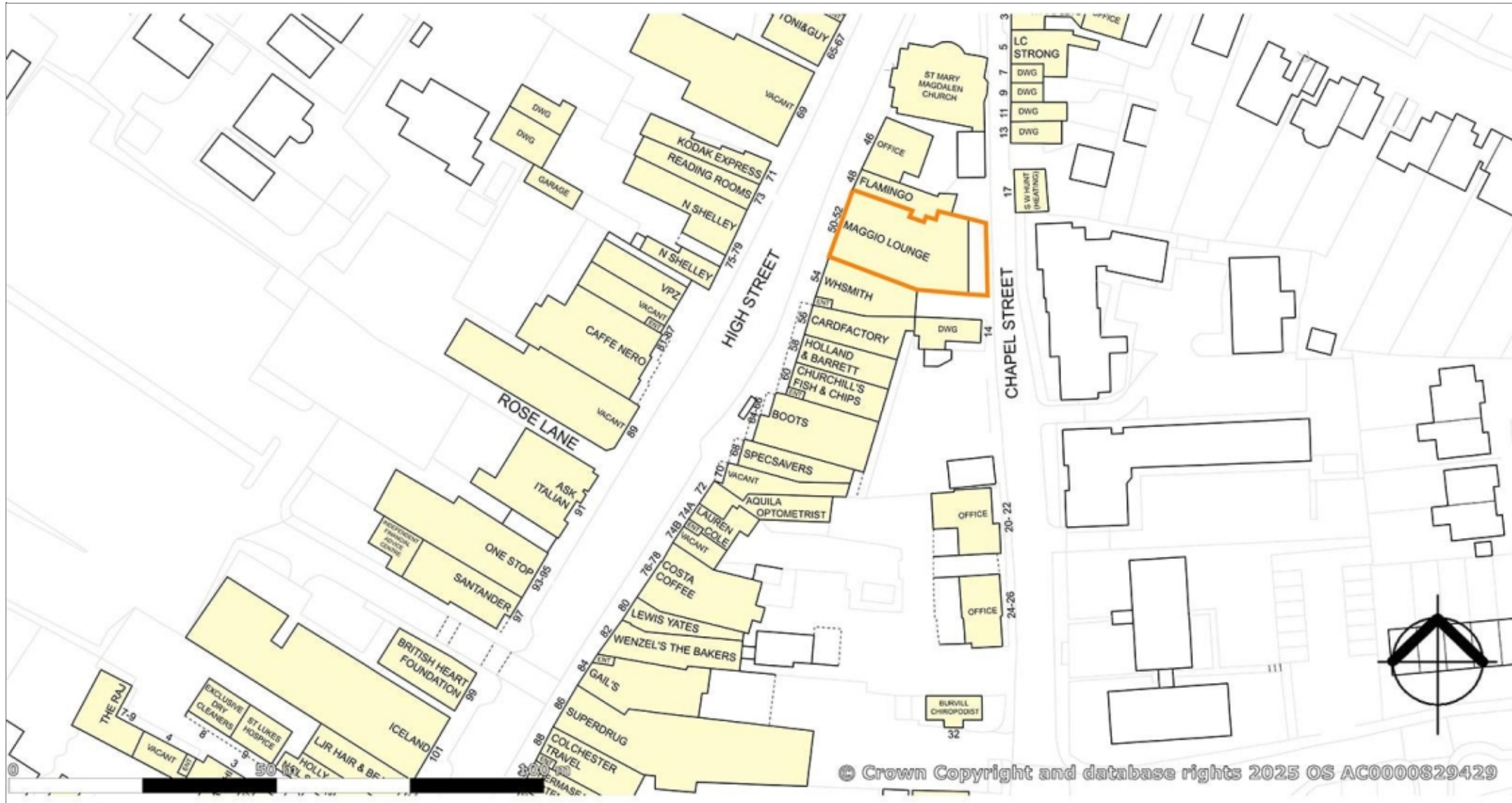
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## Contacts

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2024