

54-56 High Street Billericay, Essex CM12 9BS

lot 19

Freehold Retail Investment

- Majority let to W H Smith Retail Holdings Limited until 2022
- Prominent High Street location
- Nearby occupiers include Boots, Holland & Barrett, M&Co, Barclays and Lloyds TSB
- Six Week Completion Period Available

Rent
£65,000
per annum
exclusive

Artist's impression of fascia
Tenants currently fitting out



On behalf of
J E Cookson and
A J Phillips as
Joint LPA Receivers

Colliers
INTERNATIONAL

Location

Miles: 9 miles south of Chelmsford
26 miles east of the City of London
Roads: B1007, A129, A12, A127
Rail: Billericay Railway Station (30 minutes to London, Liverpool Street)
Air: London City, London Stansted

Situation

The property is situated in a prominent town centre location on the eastern side of the High Street. Nearby occupiers include Boots, Holland & Barrett, M&Co, Barclays and Lloyds TSB.

Description

The property comprises a ground retail unit with self-contained dental surgery on first floor, accessed from the High Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability. In relation to VAT, buyers should note clause 8 of the Special Conditions of Sale which shall prevail.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	128.48 sq m (1,383 sq ft)	W H SMITH RETAIL HOLDINGS LIMITED (1)	10 years from 10/02/2012 until 16/02/2022	£52,000	17/02/2017
First	Dental Surgery	106.56 sq m (1,147 sq ft)	INDIVIDUALS (t/a Dental Kind)	10 years from 27/01/2012 until 27/01/2022 (2)	£13,000	30/04/2017
Totals		235.04 sq m (2,530 sq ft)			£65,000	

(1) For the year ending 31st August 2011, W H Smith Retail Holdings Limited reported a turnover of £180,189,000, pre-tax profits of £180,646,000 and a total net worth of £442,012,000. (Source: www.riskdisk.com 05/03/2012)

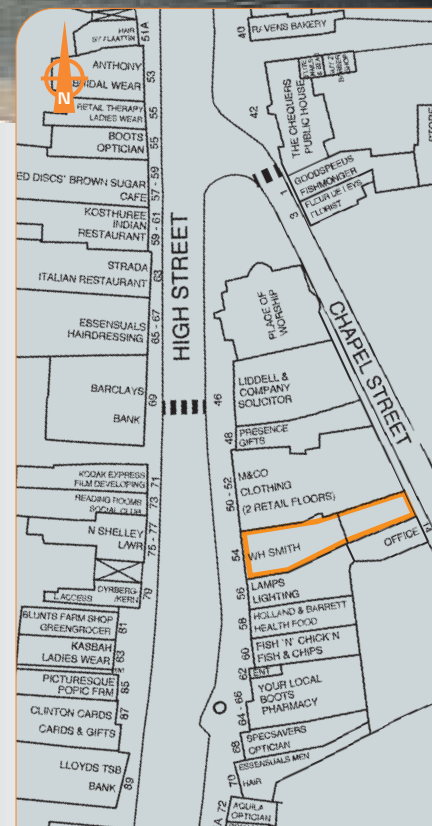
(2) The first floor lease provides a tenant option to determine on 27th January 2017 subject to 6 months' notice

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