

## Lot 25

£75,250 per annum  
exclusive

93-95 High Street,  
**Billericay, Essex CM12 9AS**

Freehold Convenience Store and Residential Investment





# Tenancy and accommodation

Lot 25

£75,250 per annum exclusive

## Key Details

- Entirely let to One Stop Limited (owned by Tesco) t/a One Stop and Post Office
- Includes self-contained 5 bedroom flat
- Includes service yard and space for parking at the rear
- Prominent High Street location fronting town's main car park
- Neighbouring occupiers include WH Smith, Ask Italian, Superdrug, Santander and Costa Coffee

## 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

Billericay is an affluent and attractive London commuter town. The property is prominently located on the west side of the busy High Street, in front of the town's main car park, 500 metres from Billericay Railway Station. Neighbouring occupiers include Iceland, Ask Italian, Superdrug, Santander and Costa Coffee.

## Description

The property comprises retail accommodation on the ground floor and a 5 bedroom self-contained residential flat on the first floor. The property benefits from a service yard to the rear which is currently being used for parking by the tenant.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion

## Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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