

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

Freehold Convenience Store and Residential Investment





Tenancy and accommodation

Floor	Use	Floor (App		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Retail Residential 5 room flat		(2,856 sq ft) (1,311 sq ft) (2)	ONE STOP STORES LIMITED t/a One Stop and Post Office (1)	25 years from 12/01/1998 on a full repairing and insuring lease	£75,250	12/01/2018 (11/01/2023)
Totals		387.35 sq m	(4,167 sq ft)			£75,250	

(1) The lease has been assigned from T & S Stores Limited (CRN 01228935) to the current tenant One Stop Stores Limited (Company number 02462858). One Stop Stores Limited is ultimately owned by Tesco PIc and for the year ending 24th February 2018, One Stop Stores Limited reported a turnover of £1,068,992,000, pre-tax profits of £20,141,000 and a total net worth of £129,356,000 (Source: Experian Group 11/09/2019).

(2) The residential flat area shown above is the Gross Internal Area



Lot 43 £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 room flat (122 sq m/1,311 sq ft)
- · Includes service yard and 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 room self-contained residential flat on the first floor. The property benefits from a service yard to the rear that is currently being used for parking by the tenant.

Tenure

Freehold.

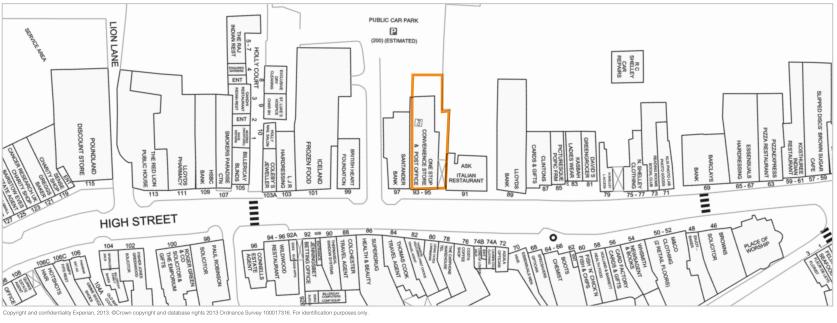
VAT

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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