

# Lot 43

£75,250 per annum  
exclusive

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

Freehold Convenience Store and Residential Investment



## Tenancy and accommodation

# 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](http://acuitus.co.uk)

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	265.35 sq m	ONE STOP STORES	25 years from 12/01/1998 on a full repairing and insuring lease	£75,250	12/01/2018 (11/01/2023)
First	Residential 5 room flat	122 sq m (1,311 sq ft)	LIMITED (2) t/a One Stop and Post Office (1)			
<b>Totals</b>		<b>387.35 sq m (4,167 sq ft)</b>			<b>£75,250</b>	

(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 Plc 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.



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