



SITUATION

Close to the junction with Chapel Street, in the heart of the town centre, adjacent to **Natwest** and **Oxfam** and amongst other multiples such as **Boots Opticians**, **Barclays**, **Toni&Guy**, **Subway** and a variety of independent retailers, cafés, pubs and restaurants.

Billericay is a popular commuter town located less than 5 miles east of Brentwood and approximately 7 miles south of Chelmsford and is well served by Billericay Station (Greater Anglia Rail) providing regular services to London Liverpool Street.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 43 (Ground Floor Restaurant)	Gross Frontage 31'0" Internal Width 30'11" (max) Built Depth 65'2" Restaurant Area Approx. 817 sq ft Bar Area Approx. 320 sq ft Kitchen Area Approx. 193 sq ft Total Area Approx. 1,330 sq ft Plus Office & 4 WCs Rear Storeroom Area Approx 130 sq ft	S. Uddin (t/a Amico Italian Restaurant)	20 years from 22nd May 2002	£31,000	FRI
No. 43a (First & Second Floor Dental Surgery)	First Floor 3 Surgeries, Reception, Waiting Room, Kitchen Area Approx. 677 sq ft WC Second Floor Surgery & Office Area Approx. 278 sq ft Total Area Approx. 955 sq ft	M. Khroud (t/a Billericay Dental Studio)	17 years from 26th June 2014	£15,300	FRI Rent Reviews 2022 and 4 yearly.
				Total: £46,300	

PROPERTY

A Grade II Listed mid-terrace building comprising a **Ground Floor Restaurant** with separate front access to a **Dental Surgery** on the first and second floors. In addition, the property includes a detached timber **Storeroom** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

£46,300 per annum

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

BACI Solicitors
Tel: 020 8349 7680 Ref: David Conway
Email: d.conway@baciasolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**