



90 High Street
Billericay, CM12 9BT

HIGH STREET CLASS E RETAIL UNIT

1,068 sq ft
(99.22 sq m)

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Summary

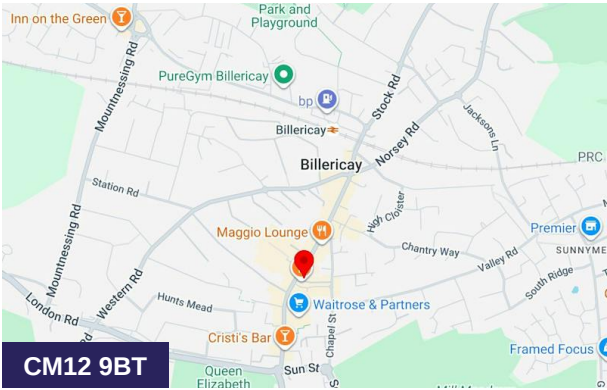
Available Size	1,068 sq ft
Rent	£32,000 per annum
Rates Payable	£11.68 per sq ft
Rateable Value	£25,000
Service Charge	A Service charge is applicable
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (72)

Description

The accommodation comprises a ground floor retail showroom, further office space and highly versatile rear storage area along with W/C and kitchenette facilities. The premises benefits from rear access and one car parking space via Chapel Street.

Location

The Property is situated on the east side of Billericay High Street (B1007), approximately 150m to the south of its junction with Chapel Street. Billericay Railway Station is approximately 500m to the north giving direct services to London. The premises occupies a prime trading position within the main retail thoroughfare. Other retailers include W H Smith, Boots Chemist, Costa Coffee, Superdrug, and independent and chain restaurants.



Viewing & Further Information



Graham Green
01277 223594 | 07703 209691
graham@massandco.com

Energy performance certificate (EPC)

GROUND FLOOR SHOP 90 High Street BILLERICAY CM12 9BT	Energy rating C	Valid until: 22 January 2029
		Certificate number: 9111-3069-0719-0901-9025

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	96 square metres

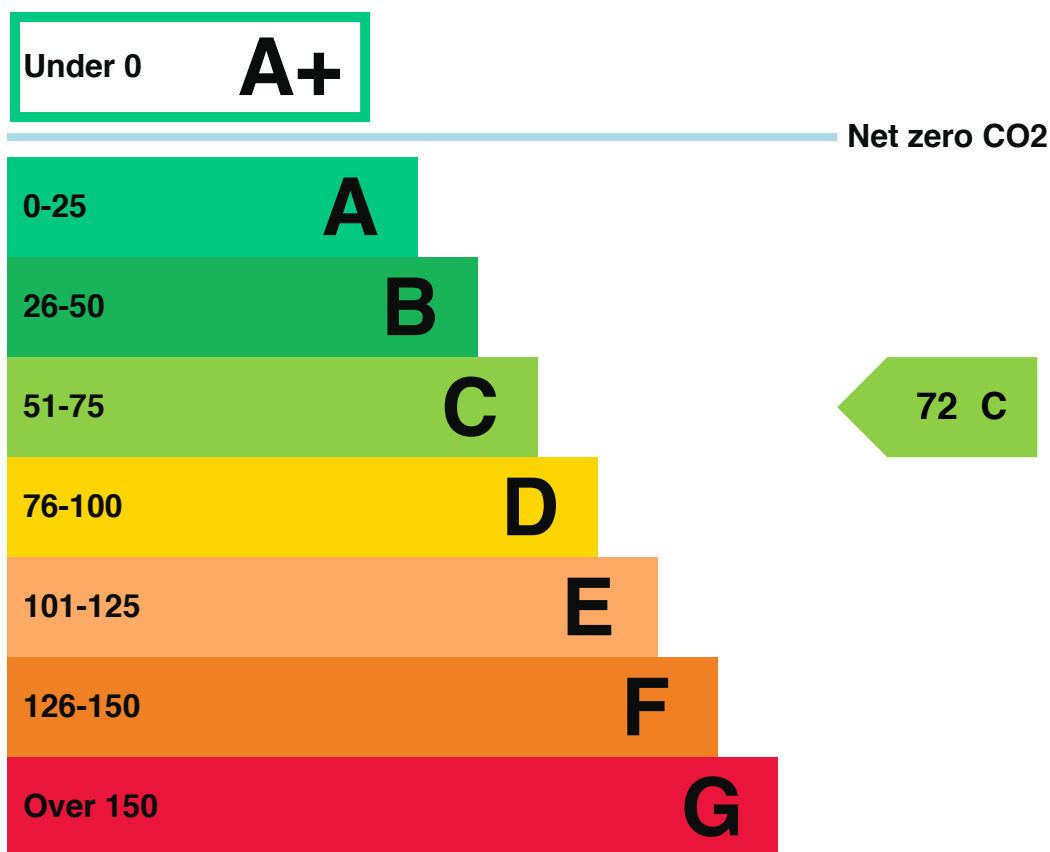
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	94.39
Primary energy use (kWh/m² per year)	558

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0911-0941-1799-1629-0006\)](/energy-certificate/0911-0941-1799-1629-0006).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Farhan Mir
Telephone	07411978057
Email	commercialdea@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018490
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	High Street EPC
Employer address	www.highstreetepc.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 January 2019
Date of certificate	23 January 2019

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



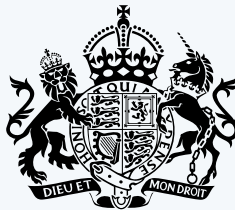
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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