Henton Kirkman Commercial

01277 500800
office@hentonkirkman.co.uk



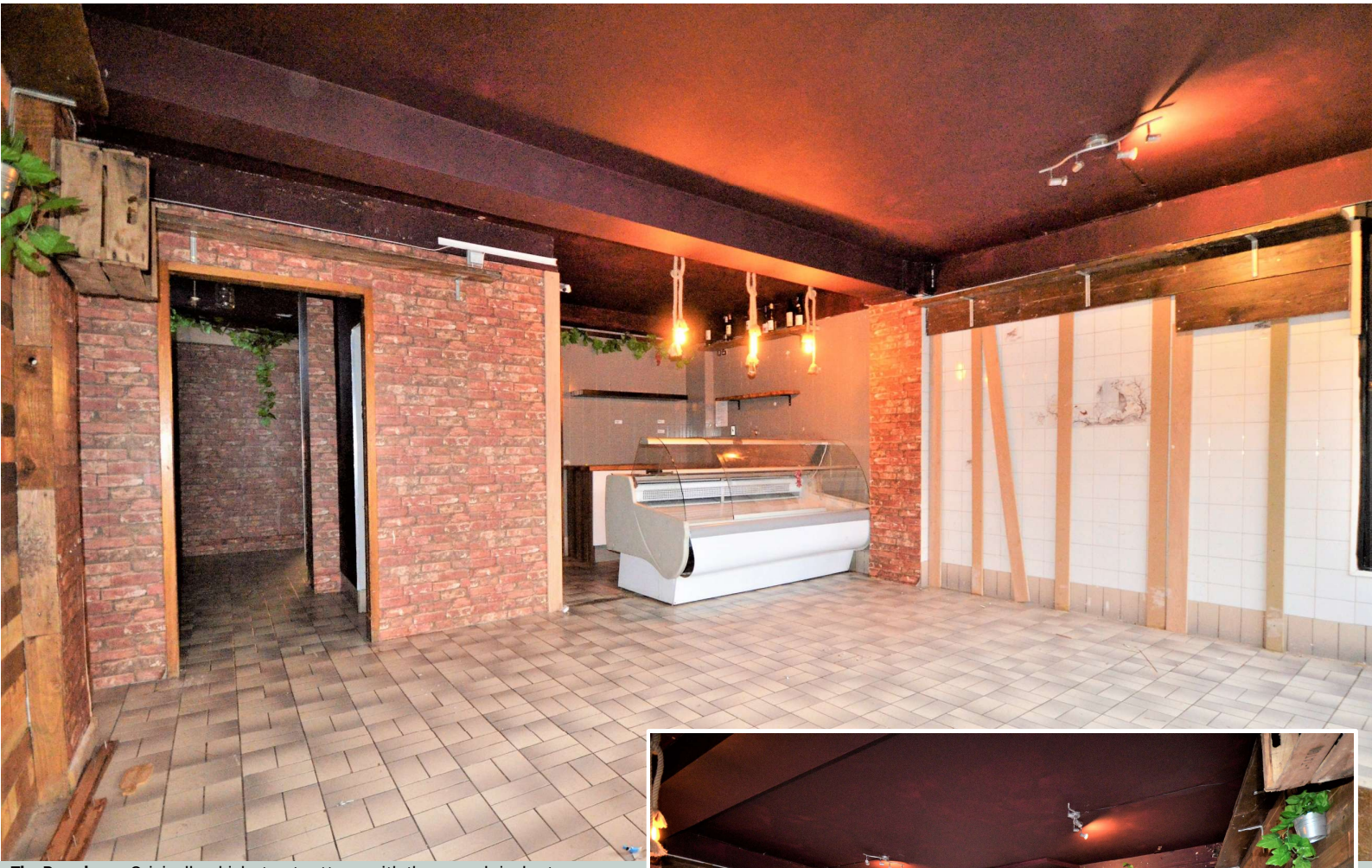
High Street, Billericay

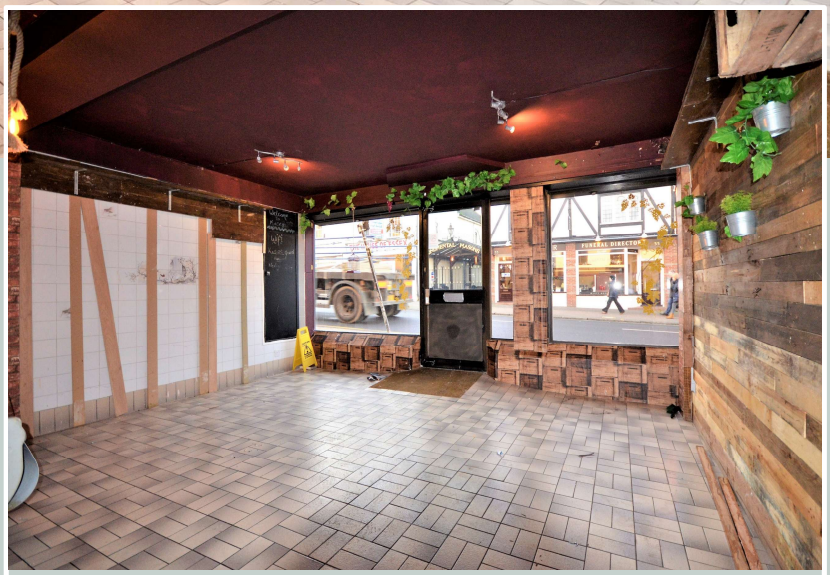
Price £32,000 Per Annum

This Tardis of a premises covers 1540sq ft, spread over two floors and enjoying a prominently placed position within the busy High Street of Billericay, a thriving and affluent commuter town in Essex with a population of 40,000. As a Chinese Takeaway, Kamble had a 44-year history within the town before taking a well-earned retirement last year. Since then the front area has been converted into a 'Deli' style restaurant and ran until very recently, when the tenant suddenly passed away, hence it is back available.

There is the clear potential to carry on as it is, or back as a Chinese Takeaway (the Chinese kitchen remains out the back), although the property offers the huge potential for many other Catering/Restaurant or other uses, a small bar or restaurant for example. During the day, Billericay is a packed historic high street with many well-known high street brands mixed with smaller, privately owned boutiques and boasting a central Waitrose Store. Night-time sees the lights of the numerous intermingled restaurants, bars and pubs, giving the high street a real buzz of an evening. This 2-storey premises has both A3 (Restaurants and cafés) and A5 (Hot food takeaways) consent, along with recently a Premises and Club Licence under the Licensing Act 2003 (license to sell alcohol).

TERMS The property is available on the basis of a NEW full repairing and insuring lease, for a term to be agreed.
RENT £32,000 per annum exclusive with a possible rent-free period available to contribute towards the tenant's fit-out costs
BUSINESS RATES The Rateable Value is £20,537 - The relevant 2018/19 rate in the £ is 48p, therefore the rates payable should equal £9,857.76 per annum. This figure is not to be relied upon and interested parties are advised to make their own enquiries with the local rating authority regarding the exact rates payable.
DEPOSIT 3 months' rent in advance
INSURANCE - The tenant will be responsible for their own Contents Insurance
LEGAL COSTS - Each party to be responsible for their own legal costs incurred.
Viewings - Strictly by prior appointment with Henton Kirkman (01277 500800).







The Premises: Originally a high street cottage, with the several single storey rear extensions over the years resulting in a surprisingly deep unit of approx. 73ft (over 22m). FOR THE PURPOSES OF DESCRIPTION, WE HAVE LABLED THE ROOMS AND AREAS AS THEY HAVE RECENTLY BEEN USED, with the floor plan giving one a clearer overall idea of the layout, as we suspect the new in-coming tenants may well alter the layout anyway.

Central Entrance Door with large windows either side through to:

SEATING AREA 21ft 1" x 16ft 5" (6.4m x 5m) - Clear glass will flood in light, with the area now having a tiled floor. The measurements include the behind-the-counter area. This area is classed as the 'Restaurant'. It could be opened up with the area behind (storage/circulation) to create a large Restaurant/Bar/Tapas Bar area of 34ft x 16ft 5".

CIRCULATION AREA 16ft 5" x 11ft 6" (5m x 3.5m) - The first extension area with a side facing window for light and the stairs rising to the first floor.

KITCHEN 24ft x 11ft 1" (7.31m x 3.35m) - Currently fitted out with all thing's Chinese cookery, including a 9-Burner Wok Cooker Stove with water curtain and extractors above. Two windows give plenty of light.

WC ROOM 6ft 4" x 4ft" (1.9m x 1.2m) - Customers WC Room with a window, close coupled WC and rustic style sink.

FOOD PREP ROOM 11ft 2" x 6ft (3.4m x 1.8m) - This further utility area has tiling to three walls and a large window opposite giving plenty of light. Currently with a fitted double sink unit with shelving below and a matching stainless-steel shelf above.



Step down the couple of steps and you next come to more WC's.

WC ROOMS 7ft 9" x 7ft 7" (2.4m x 2.34m) - 4 areas: Washing hands area, 2 WC Cubicles and a Shower Cubicle. Men's/Ladies WC stalls each have a low-level WC's with outside a wash hand basin and wall mounted heater. A door at the end opens to reveal a tiled walk-in Shower area. At the end of the corridor, three doors open to three independent Storerooms which perhaps could be opened up into one large room 23ft x 11ft 6"

LARGEST STOREROOM 11ft 6" x 8ft (3.5m x 2.4m) - With the measurements EXCLUDING a 3ft 5" x 3ft 3" recess, this room has a window and a tiled floor.

MID SIZE REAR STOREROOM 11ft 5" x 7ft (3.5m x 2.1m) - Side facing window and tiled floor.

MID SIZE SIDE STOREROOM 11ft 5" x 6ft 2" (3.5m x 1.9m) - Side facing window and tiled floor.

1st FLOOR LANDING - With a rear window and access to the Loft

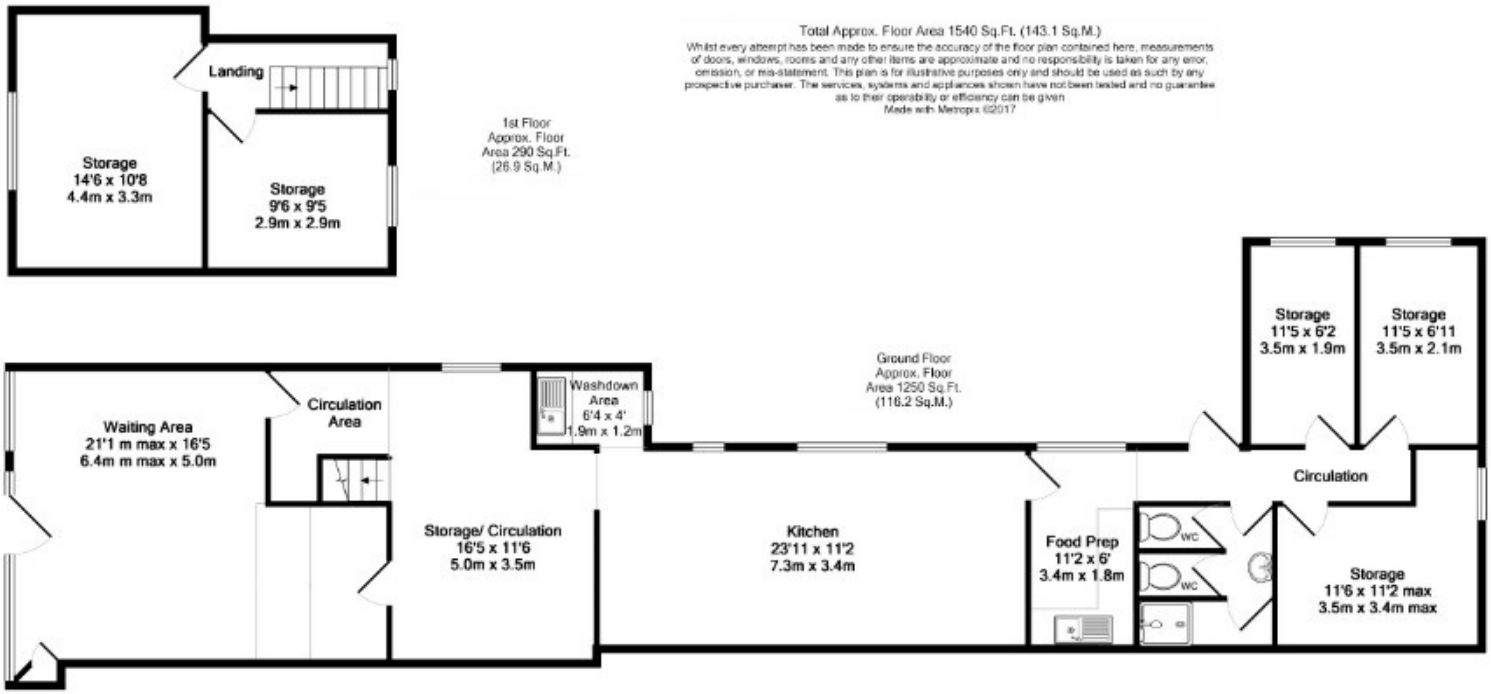
UPSTAIRS FRONT ROOM 14ft 6" x 10ft 8" (4.4m x 3.3m) - This would make an ideal 'Private Dining' Room.

UPSTAIRS REAR ROOM 9ft 6" x 9ft 5" (2.9m x 2.9m) - Another versatile room with a rear facing window.

EXTERIOR - An external door from the lower lobby opens to the side area which runs along the side of some of the extensions for some 33ft x 4ft 2". Ideal for smokers and also to access the rear parking bay. A concrete hard standing measures 18ft 6" x 7ft 3" which we wondered if could be made into a fence enclosed, rear smoking area...

Behind this is a private car park.





Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.

Henton Kirkman
Commercial

e: office@hentonkirkman.co.uk
w: www.hentonkirkman.co.uk
t: 01277 500800

139 High Street
Billericay
Essex
CM12 9AB

Residential Sales & Lettings | Property Management | Land Acquisition |

NAEA National Association of Estate Agents
PRS Property Redress Scheme
rightmove