



Retail Unit: Billericay Station

# TO LET - RETAIL UNIT

Billericay Station  
CM12

**A new business opportunity has arisen in Billericay for a coffee shop, delicatessen or other takeaway service. This station has a high captive audience.**

**Location:**

Billericay railway station is in close proximity to the town centre and industrial area. The station serves London Liverpool Street and Stratford, as well as a number of destinations including Shenfield, Southend Victoria and Southend-on-Sea Line in the east of England.

Billericay has a high footfall with the latest figures available from the \* Office of Rail & Road Regulation (ORR) record passenger entries and exits of 3.04 million for 2019/20.

**3.04m +**  
Annual station footfall\*

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**Coffee | Takeaway | Grab and Go Food**

**Property:**

The retail unit is situated inside the station booking hall and located by the main entrance to the station. It is a square shaped small retail unit, which benefits from a roller shutter.

**Unit Size:**

Retail Unit: 9.6 sq.m. 103.3 sq. ft.

**Rates Services & Insurance:**

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively

**Rent:**

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

**Costs:**

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.

**EPC:**

19/03/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

FORMER COFFEE UNIT BILLERICAY RAILWAY STATION BILLERICAY CM12 0BP	Energy rating <div style="font-size: 2em; font-weight: bold; border: 1px solid white; padding: 10px; display: inline-block;">D</div>
Valid until 18 March 2031	Certificate number 3501-1807-0494-2942-0085

**Property type**

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

**Inspection:**

Viewings can only be made with prior arrangement by contacting

**James Taylor**

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