

89 High Street, Billericay

CM12 9AT



For Sale

1,819 sq ft
(168.99 sq m)

Offers in the region of £850,000

High Street Investment Opportunity

- Prime High Street Bank Premises
- Let to Cash Access UK Limited
- Producing an income of £56,000 pa from October 2026.
- 10 year lease.
- Ground floor plus basement

Location

The property is prominently positioned in Billericay High Street surrounded by various national and local retailers, cafes and a Waitrose supermarket. Billericay is an affluent commuter town with good access to its neighbouring towns of Brentwood, Basildon & Chelmsford. Train links into London via Billericay main line station to Liverpool Street, which is within 10 minutes walk.

Description

A period property forming part of a former Lloyds Bank which has recently undergone re-development comprising residential units and a refurbished ground floor commercial unit together with basement.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	1,356	125.98
Basement	463	43.01
Total	1,819	168.99

Tenancy

The property is let to Cash Access (UK) Limited (company no - 14546064 with a 2024 YE turnover of £46m) on a 10 year lease from 07/10/2025 subject to 5th year break and 5th year review at a current passing rent of £28,250 raising to £56,500 in October 2026. A penalty of £14,125 is payable if the tenant exercises the break.

Terms

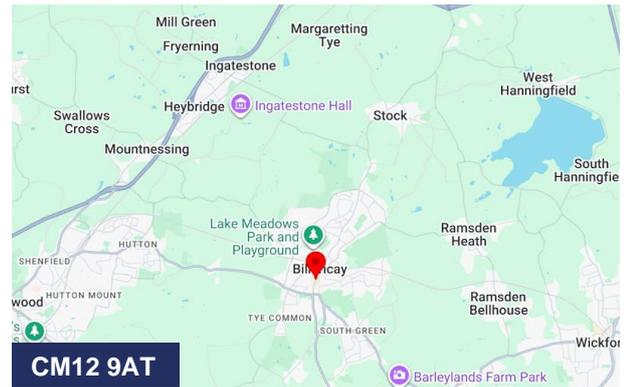
The property is offered for sale on a 999 year long leasehold subject to the above sub tenancy at a guide price of £850,000 subject to contract.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Legal Costs

Each party to bear their own legal costs.



Summary

Available Size	1,819 sq ft
Price	Offers in the region of £850,000
Business Rates	To be reassessed
VAT	Applicable
EPC Rating	D (87)

Viewing & Further Information

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