



## For Sale

### Former Ford Garage, Western Road, Billericay CM12 9ET

- Prominent motor dealership facility
- Affluent surrounding catchment
- Suitable for a variety of uses or redevelopment, subject to the necessary consents
- 673.20 sq m on 0.25 hectare (7,246 sq ft on 0.62 acre)

## Location

The property sits in a prominent position fronting the intersection of the A129 London Road and Western Road approximately 0.25 mile west of Billericay town centre.

The A129 leads west to Brentwood and the A12, which lies around 4 miles west, leads to the M25 at Junction 28.

The surrounding area is largely residential with a small parade of independent shops opposite.

The main commercial area of the town is around 0.5 mile north on Radford Way close to Billericay Rail Station with occupiers including Kwik Fit, Jewson, PureGym and M&S/BP.

The town centre to the east is anchored by a large Waitrose store as well as a number of other High Street retailers.

## Description

The property comprises an established motor dealership facility of frame construction with rear extensions and comprising showroom, workshop, parts and ancillary accommodation together with an extensive forecourt display area.

The front and side showroom have been recently refurbished and fitted to a high standard with a tiled floor, suspended ceiling with recessed lighting and air conditioning.

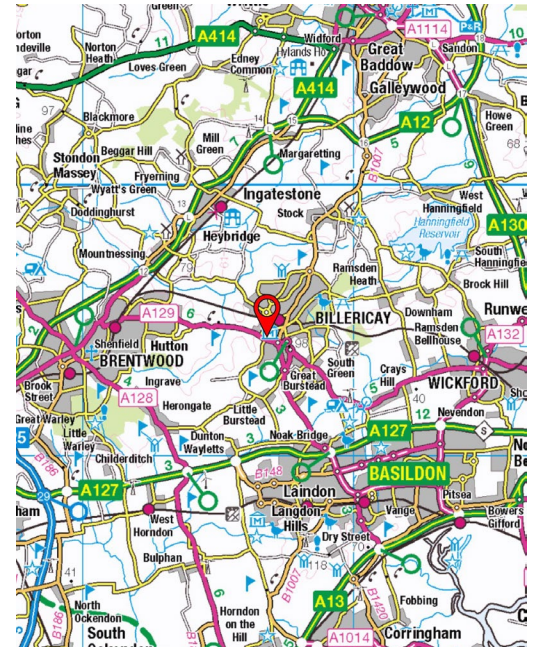
There is space for 7 vehicles to be displayed. At the rear of the showroom are two small office areas and a kitchen / lounge

The rear workshop has a painted concrete floor and is accessed via 3 roller shutter / up-and-over doors. Heating is provided by gas fired warm air blowers and there are 6 ramps therein with an additional two workbays in the MOT extension at the rear which is separately accessed.

Externally the site is laid to a mix of tarmacadam, sectional concrete and brick paviour with a total capacity for approximately 60 vehicles.

## Energy Performance

Energy Performance Asset Rating: E.



## Terms and Tenure

Unconditional (upon planning) freehold offers invited.

## Rating

The property is currently assessed with a Rateable Value of £157,000 from 1<sup>st</sup> April 2026

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs upto £500K) or 48p for all other uses (for RVs up to £500K).

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Showroom	237.05	2,552
Offices/Ancillary	73.76	794
Parts	14.15	152
Workshops	327.53	3,526
Mezzanine	20.71	223
<b>Total</b>	<b>673.20</b>	<b>7,246</b>

	Hectare	Acre
Site Area	0.249	0.615

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

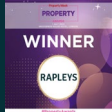


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