

**52 HIGH STREET, WICKFORD, ESSEX, SS12 9AT****TO LET - HIGH STREET RETAIL UNIT WITH A3 CONSENT**1,531 sq.ft ( 142.23 m<sup>2</sup> )**Location**

The property is situated towards the southern end of Wickford High Street, fronting the Ladygate Centre. The High Street has a number of independent and national retailers including major banks, Costa Coffee, Peacocks, Co-op, Clarks and Savers.

In a southerly direction the location leads to the A127 with easy access to Basildon and the local surrounding areas. The A127 eastwards gives direct access to Southend-On-Sea and Romford to the West. Chelmsford is within a 15 minute drive north of Wickford and can be accessed via the A130.

**Accommodation**

The property comprises a corner positioned ground floor restaurant with first floor offices. The property benefits from a splay and return frontage and has good roadside visibility. It has a fully fitted kitchen (inventory available upon request), DDA compliant W/C, extraction, 3-phase electricity, air conditioning, suspended ceiling, rear access and alarm.

<b>Ground Floor Sales</b>	1,186 sq.ft ( 110.18 m <sup>2</sup> )
<b>First Floor Offices</b>	345 sq.ft ( 32.05 m <sup>2</sup> )
<b>Total</b>	1,531 sq.ft ( 142.23 m <sup>2</sup> )

**Terms**

To be offered on a Full Repairing and Insuring Lease for a term to be agreed.

**Rent**

£35,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Service Charge**

A service charge may be applicable in respect of this property. Further details on request.

**Rates**

<b>Rateable Value</b>	£20500
<b>UBR (2018/2019)</b>	0.48
<b>Rates Payable</b>	£9819.50

**Energy Performance Asset Rating**

<b>C 51-75</b>	<b>62</b> This is how energy efficient this building is
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**Legal Costs**

Each party to bear their own.

**VAT**

To be advised

**Viewing & Further Information**

Strictly by prior arrangement with joint sole agents Mass & Co and Land Commercial Surveyors:

Contact:

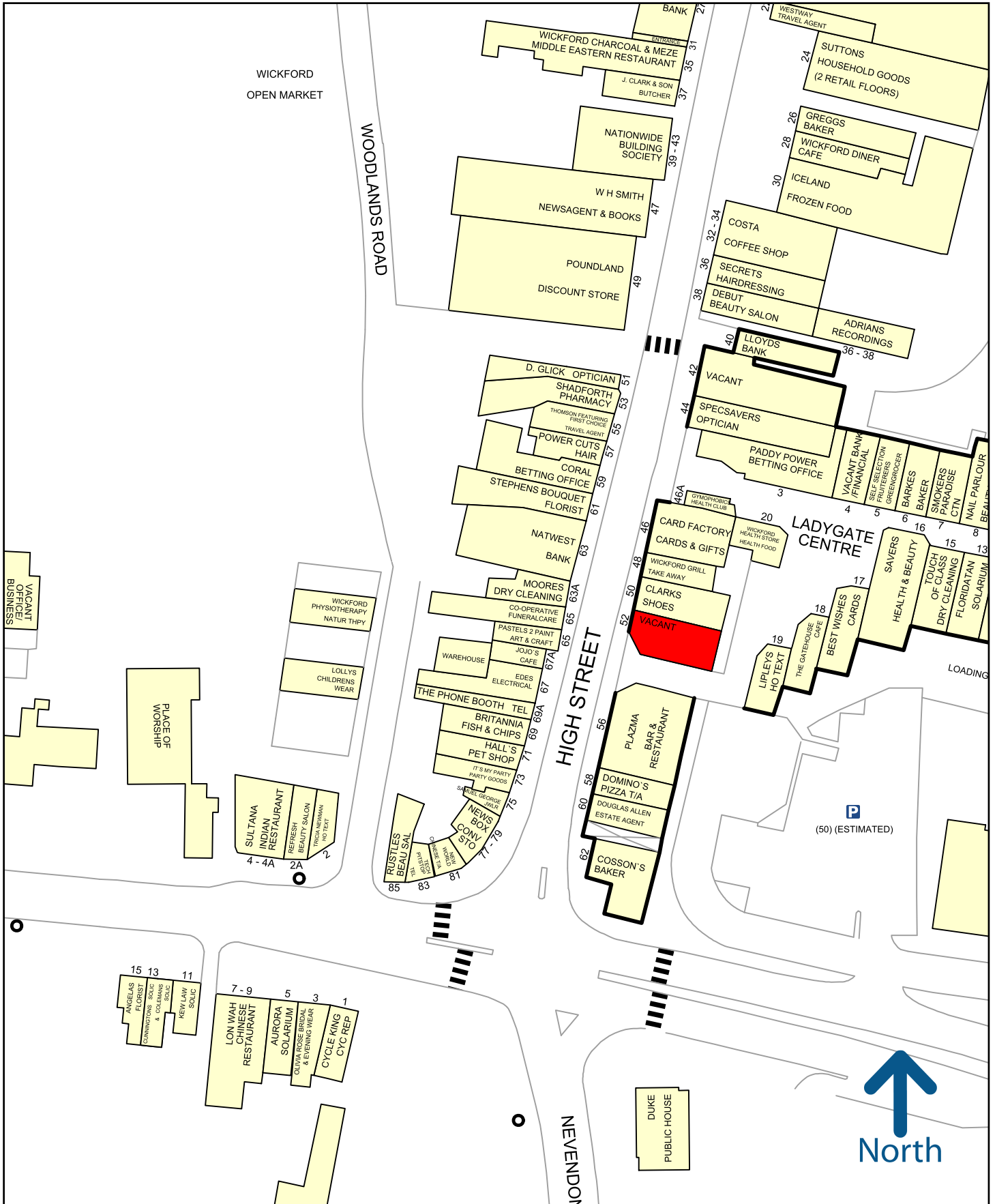
Zaman Sheikh

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Or

Land Commercial Surveyors

020 8498 8080



50 metres

Experian Goad Plan Created: 13/02/2019  
Created By: Mass and Co

