

**40 HIGH STREET, WICKFORD, ESSEX, SS12 9AY**

**TO LET - HIGH STREET RETAIL/COMMERCIAL PREMISES**

1,297 sq.ft ( 120.50 m<sup>2</sup> )



**Location**

The premises are situated on the southern end of Wickford High Street, adjacent to Specsavers and The Works. Wickford is located in Essex approximately three miles north of Basildon. Wickford serves the City of London through its direct connection to Liverpool Street Station through the Southend Victoria line in approximately 40 minutes. The town can also be easily reached via the road network by the A127 between London and Southend-on-Sea or by the A130 from Chelmsford.

**Accommodation**

The property comprises a former Lloyds Bank and is situated over ground and first floors together with allocated parking spaces

<b>Ground Floor</b>	841 sq.ft ( 78.13 m <sup>2</sup> )
<b>First Floor</b>	456 sq.ft ( 42.36 m <sup>2</sup> )
<b>Total</b>	1,297 sq.ft ( 120.50 m <sup>2</sup> )

**Terms**

The property is offered on new full repairing and insuring leasehold terms to be agreed

**Rent**

£20,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Planning**

The premises falls with Class E of the Use Classes Order (amended 2020)

**Rates**

<b>Rateable Value</b>	£17000
<b>UBR (2021/2022)</b>	£0.499
<b>Rates Payable</b>	£8,483

Prospective tenants are advised to check their business rates liabilities with Basildon District Council

**Energy Performance Asset Rating**

<b>C 51-75</b>	<b>72</b> This is how energy efficient this building is.
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**Legal Costs**

Each party to bear their own legal costs

**VAT**

Value added tax is applicable to the rental.

**Viewing & Further Information**

Contact sole leasing agents Mass & Co;  
Mark Mannering - mark.mannering@massandco.com