

**5 LADYGATE CENTRE, HIGH STREET, WICKFORD, ESSEX, SS12 9AJ**

**TO LET - HIGH STREET SHOPPING CENTRE RETAIL UNIT**

828 sq.ft ( 76.92 m<sup>2</sup> )



**Location**

The unit is situated with The Ladygate Centre opposite Savers. Traders in the vicinity include The Co-op, Specsavers, St Luke's Hospice, Clarkes Shoes, Paddy Power, Card Factory, The Works and Costa Coffee. Wickford is located approximately three miles north of Basildon. The City of London is accessible from Wickford via the Southend Victoria line to Liverpool Street Station with an approximate journey time of 40 minutes. The town can also be reached by road via the A127 or by the A130 from Chelmsford. Wickford's main public car park provides the nearest off-street car parking

**Accommodation**

The property comprises a mid terraced retail unit which forms the under cover part of the Centre. A rectangular unit with rear access with the following floor area.

<b>Ground Floor</b>	828 sq.ft ( 76.92 m <sup>2</sup> )
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**Terms**

The unit is offered on new effectively full repairing and insuring lease terms to be agreed.

**Rent**

£18,000 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**

The property is subject to a service charge. The current annual charge is £2,620.

**Planning**

The property falls with Class E of the Use Classes Order.

**Rates**

<b>Rateable Value</b>	13750
<b>UBR (2021/2022)</b>	£0.499
<b>Rates Payable</b>	£5,861

The property's rateable value qualifies for Small Business Rates Relief. Prospective tenants are advised to check their business rates liabilities with Basildon District Council

**Energy Performance Asset Rating**

**C 51-75** ← 71 This is how energy efficient this building is

**Legal Costs**

Each party to bear their own legal costs

**VAT**

Value added tax is applicable to the rent.

**Viewing & Further Information**

Contact sole leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com