



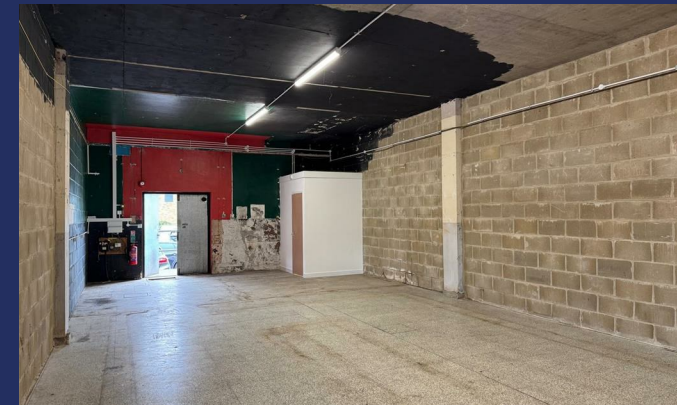
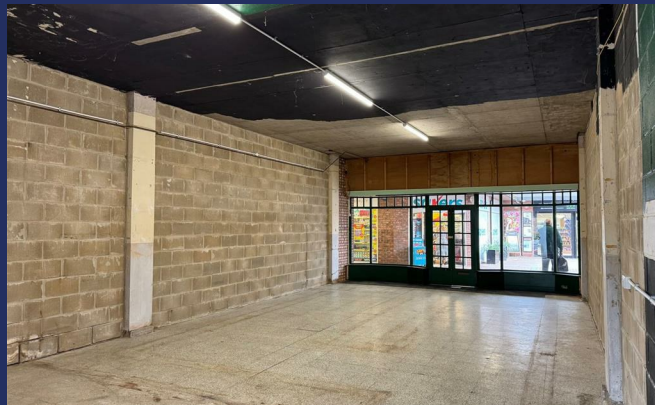
5 Ladygate Centre High
Street
Wickford
Essex
SS12 9AJ

To Let - High Street Shopping Centre Class E/ Retail Unit

- High Street Location
- 828 sq ft (77 sqm)
- Recently renovated

01277 289150

www.mjmpropertyconsultants.co.uk



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



Description

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

Accommodation

Ground Floor 828 sq ft (76.92 sq m)

Terms

The unit is offered on new effectively full repairing and insuring lease terms to be agreed. A Rent Deposit of 3-6 months and/or Personal Guarantee may be required subject to status

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.

Business Rates

Rateable Value £14,250

Rates Payable £7,111

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

Service Charge

The property is subject to a service charge - 2024/2025 approx. £3,357.84 and building insurance approx. £1,070.00

Planning and Use

The property falls into Use Class E. Uses that conflict with existing tenants in the Centre may not be permitted

Energy Performance Certificate

C 71

VAT

Value added tax is applicable to the rent and service charge.

Legal Costs

Each party to bear their own legal costs. The Tenant may be required to provide a legal undertaking to be responsible for the Landlord's abortive costs should they withdraw after formal terms have been agreed

Viewing & Further Information:

Contact MJM Property Consultants:

Mark Mannering
mark@mjmpropertyconsultants.co.uk
07896 768002