

44 High Street, Wickford

SS12 9AT



To Let

1,345 sq ft
(124.95 sq m)

£24,500 per annum

Class E Retail Unit

- High Street Location
- Suitable for various Class E Uses
- New lease available
- 1,120 sqft Sales Area
- Part of The Ladygate Centre

Location

The property is located at the southern end of Wickford High Street and forms part of the Ladygate Centre. Local major retailers include Poundland, Clarks Shoes, Paddy Power, Card Factory, The Works and Costa Coffee. Wickford rail station (Liverpool Street) is within a few minutes walk. Wickford's main public pay & display car park is to the rear of the property.

Description

A mid-terrace ground floor retail unit which includes sales area, stores and staff facilities.

Accommodation

The property has the following net internal area:

Description	sq ft	sq m
Sales area	1,120	104.05
Stores	147	13.66
Kitchen/WC	78	7.25
Total	1,345	124.96

Terms

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

Rent

£24,500 per annum exclusive payable quarterly in advance

Service Charge/Building Insurance

The property is subject to a service charge currently - £3,112 per year. Building insurance - £989

Planning and Use

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

VAT

Value added tax is applicable.

Legal Costs

Each party to bear their own legal costs.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.



Summary

Available Size	1,345 sq ft
Rent	£24,500 per annum
Rates Payable	£8,483 per annum
Rateable Value	£19,750
Service Charge	£3,112 per annum
EPC Rating	Upon enquiry

Viewing & Further Information

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