

31 London Road, Wickford

SS12 0AW



For Sale

1,087 sq ft
(100.99 sq m)

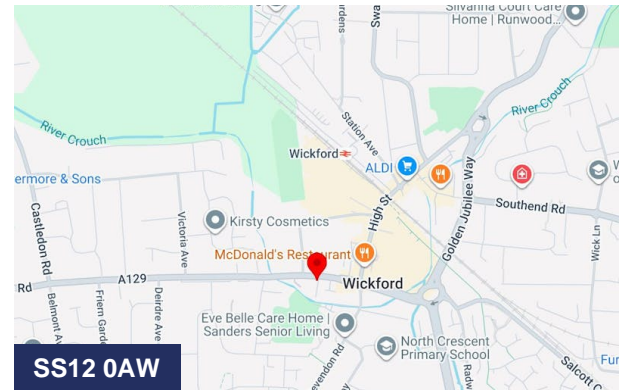
Price on application

Commercial Building with Living Accommodation

- Freehold with Vacant Possession
- Residential Accommodation on First Floor
- Prominent Location
- Rear Parking Area
- Redevelopment Opportunity (STP)

Location

The property is located close to Wickford Town Centre. Wickford is a popular commuter town within the Borough of Basildon, located approximately 30 miles east of Central London. The town provides a vibrant mix of national and independent retailers, cafés, restaurants and service providers. Wickford railway station is within walking distance, offering direct services to London Liverpool Street. The area is also well connected by road via the A127, providing access to the M25 and wider Essex and East London areas.



Description

The property comprises a former residential property which has recently been used for commercial purposes on the ground floor. The property benefits from a larger parking to the rear and an additional area of parking is available by separate agreement.

Accommodation

The accommodation comprises the following areas based on a net internal area:

Floor/Unit	Size	sq ft	sq m
Ground	637 sq ft	637	59.18
1st	450 sq ft	450	41.81
Total		1,087	100.99



Terms

The property is available freehold with vacant possession.

Price

Upon application.



Business Rates

The ground floor of the property has a rateable value of £9,100. The first floor flat - Council Tax Band A.

Energy Performance Certificate

The ground floor has an energy performance rating of C 71. The first floor flat is to be re-assessed.

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.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay a fee of £250+VAT to MJM Property Consultants to cover associated administrative

Summary

Available Size	1,087 sq ft
Price	Price on application
Rates Payable	£3,931.20 per annum Based on rates from April 2026
Rateable Value	£9,100
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Viewing & Further Information

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