

42 HIGH STREET, WICKFORD, ESSEX, SS12 9AT

PRIME RETAIL UNIT TO LET 2,338 sq.ft (217.21 m²)



Location

The premises are situated on the southern end of Wickford High Street, adjacent to Specsavers and Lloyds Bank. 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

A reconfigured retail unit at ground floor level to provide rear access and storage. The property will be left in shell and core condition for the incoming tenant to fit-out. Measurements have been taken from proposed floor plans and reflect the following floor areas:

Gross Frontage	23'11" (7.29 m)
Sales Area	1,670 sq.ft (155.15 m ²)
Storage	668 sq.ft (62.06 m ²)
Total	2,388 sq.ft (221.85 m ²)

Terms

The premises are available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed subject to five yearly upward only rent reviews.

Rent

£43,000 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

A service charge may be applicable in respect of this property. Further details are available on request.

Rates

Rateable Value	To be re-assessed.
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Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

All rents and prices stated are subject to Value Added Tax.

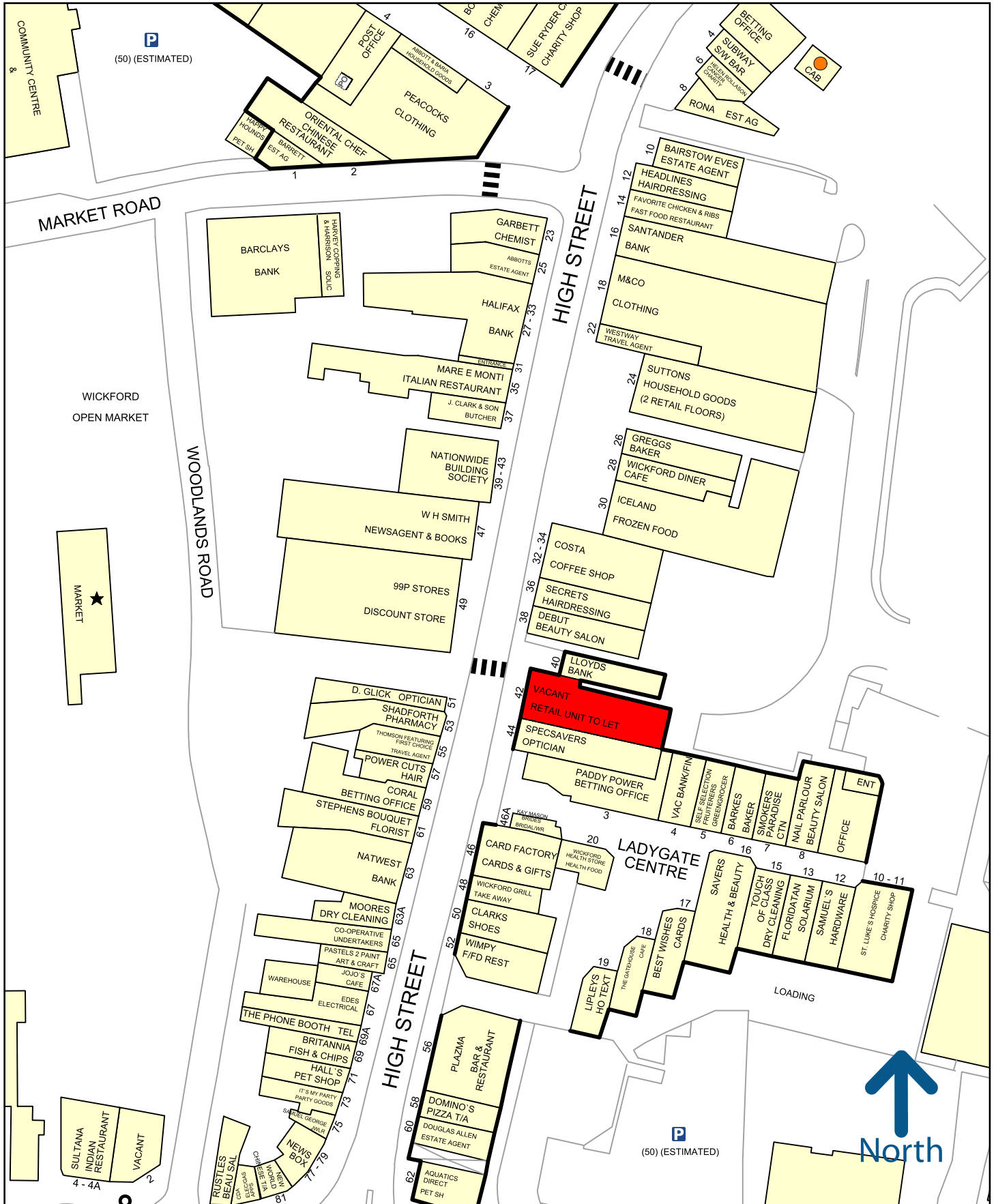
Viewing & Further Information

Strictly by prior arrangement with Sole letting agents Mass & Co

Contact:

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Experian Goad Plan Created: 26/03/2018
Created By: Mass and Co

