

Ref:

TO LET LOCK UP SHOP



**50 High Street, Wickford,
Essex, SS12 9AT**

LOCATION: The property is situated towards the southern end of the High Street, near the Ladygate Centre close to the junction with the A129 (London Road) in a highly visible location. The High Street has a number of independent and national retailers including major banks, Costa, WHSmith, Co-op and Iceland.

In a sotherly direction roads lead to the A127 with easy access to Basildon. The A127 east allows direct access to Southend-On-Sea and the M25 is roughly 20 minutes to the west. Chelmsford is within a 15 minute drive north of Wickford and can be accessed via the A130.

DESCRIPTION: This property comprises of a ground floor lock up shop with first floor offices. The shop has a total ground floor area of approx 1,140 sqft (105.8 sqm) and first floor offices of approx 763 sqft. The property benefits from bay windows, 2x WCs, a kitchenette, suspended ceiling and AC.

The property is offered To Let upon a new Full Repairing and Insuring Lease, the terms of which are to be agreed.



N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

- AMENITIES:**
- **BAY WINDOWS**
 - **2X WC AND KITCHENETTE**
 - **1ST FLOOR STORAGE SPACE**
 - **SUSPENDED CEILING**
 - **1ST FLOOR OFFICES**
 - **AIR CONDITIONING**
 - **CARPETED GROUND & FIRST FLOOR**
- TERMS:** The property is offered To Let upon a new Full Repairing and Insuring Lease, the terms of which are to be agreed.
- RENT:** £28,500 p.a.x Plus VAT
- SERVICE CHARGE:** N/A
- RATES PAYABLE:** Approx. £10,354.25 pa
- EPC RATING:** TBC
- REFERENCES:** Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references upon the proposed tenants. This fee is non-refundable after references have been taken up, whether or not they are accepted by the Landlord.
- ANTI MONEY LAUNDERING** Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.
- Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.
- LEGAL COSTS:** To be paid by ingoing tenant
- V.A.T.** All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.
- VIEWING:** Via Sole Agents Only

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IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.