

# WICKFORD



De Burgh House  
Market Road  
Wickford  
Essex  
SS12 0BA

## INVESTMENT

**Total Area: 11,856 SQ.FT. (1,101 SQ.M.)**



INVESTMENT OPPORTUNITY



PROMINENT LOCATION



CURRENTLY PRODUCING £115,000 PER ANNUM



BUILDING SET OVER 3 FLOORS



OFFERS IN EXCESS OF £1.5 MILLION



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

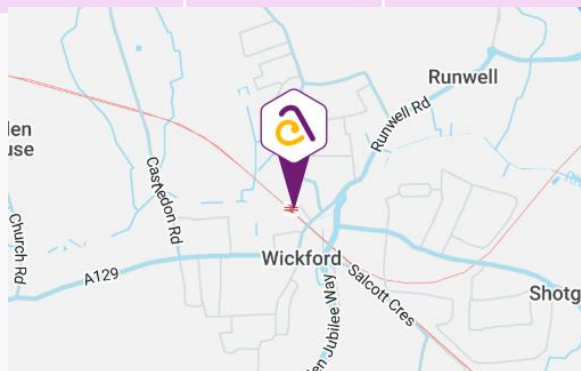
**CHELMSFORD OFFICE**  
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## DESCRIPTION AND LOCATION

This investment opportunity is situated on Market Road in Wickford, just off the High Street. The property benefits from excellent road connections, including access to the A127 and A132, and is well-served by public transport with Wickford Railway Station nearby offering direct services to London.

The investment comprises a three-storey building, fully tenanted with tenants on existing leases, currently generating an annual income of £115,000. However, Harvey Copping Harrison are in communication with the landlord in regards to terminate their lease so a new lease can commence.

FLOOR	SIZE	TENANT
Part Ground Floor Part First Floor Basement	3,574 SQ.FT. 1,621 SQ.FT. 834 SQ.FT.	Aslan Fitness Limited
Part First Floor	1,621 SQ.FT.	Harvey Copping Harrison- In Negotiations to Renew
Second Floor Whole	3,701 SQ.FT.	Animo Associates



### TERMS:

A portion of the ground floor and part of the first floor are leased to **Aslan Fitness Limited** under a 20-year agreement commencing on October 2, 2024. The lease includes an 18-month rent-free period, after which an annual rent of £55,000 will be payable, subject to rent reviews every five years. These reviews are capped and collared between 1.5% and 3.5%. Additionally, the lease includes tenant break options in the 10th and 15th years. The vendor will make up the balance of the remaining rent-free period.

The remaining portion of the first floor is leased to **Harvey Copping** Harvey Copping lease will be terminated shortly and negotiations for a new lease are expected to commence soon.

The second floor is leased to **Animo Associates**, with the lease set to expire on November 29, 2027. They are paying an annual rent of £37,000.

### EPC:

D-89.  
Certificate available upon request.

### BUSINESS RATES:

Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533333.

### LEGAL COSTS:

Each party to be responsible for the landlords reasonable legal costs.

### TENURE:

Freehold.

### PRICE:

Offers in excess of £1.5 million.

### VAT:

Plus VAT if applicable

### VIEWING:

Strictly by prior appointment via vendors appointed agents Ayers & Cruiks.

#### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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