



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
460 sq ft

**1a Market Road, Wickford,  
SS12 0RA**

Retail/office suite with a  
kitchenette and WC located in  
a prominent corner position.

- Office/ retail suite
- Close to amenities
- Kitchenette & WC
- New lease available
- £15,000 per annum exclusive

[www.ayerscruiks.co.uk](http://www.ayerscruiks.co.uk)





1a Market Road, Wickford, SS12 0RA

## Summary

- Rent: £15,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: B (40)
- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings

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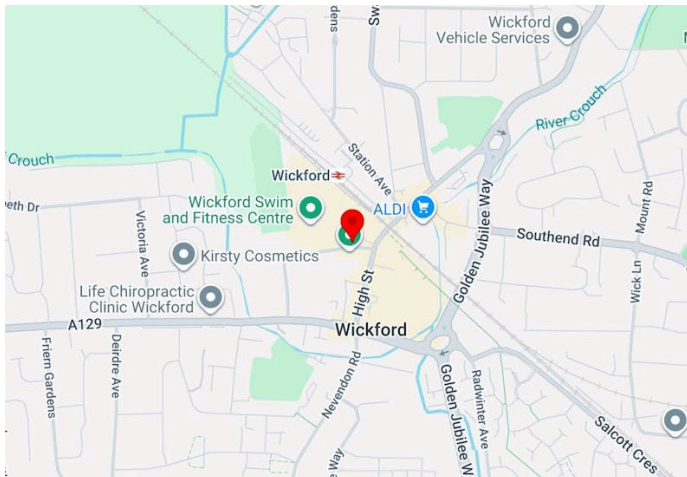
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## Offices

86-88 Baxter Avenue,  
Southend-On-Sea,  
Essex,  
SS2 6HZ  
Tel: 01702 343060

Burgundy Court  
64/66 Springfield Road,  
Chelmsford,  
Essex,  
CM2 6JY  
Tel: 01245 202555



## Description

The property occupies a prominent corner position and features a glazed return frontage with space for outdoor seating. The premises include a commercial kitchen and air conditioning, and a premium may be considered for the existing equipment.

## Location

The property is located in the town centre of Wickford, close to shops, cafes and services at The Willows. It benefits from great transport links via Wickford train station to London and Southend, as well as easy access to main roads such as the A127 and A130. The location is well connected and experiences high levels of footfall.

## Accommodation

Building Type	sq ft	sq m	Availability
Retail	460	42.74	Available



## Terms

The premises is available to let upon a new, fully repaired and insuring lease for a term to be agreed.

## Rent

£15,000 per annum exclusive

## Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.