



Ayers & Cruiks
COMMERCIAL

To Let

9,504 sq ft

**45-47 High Street,
Wickford, SS12 9AE**

Prominent 9,504 sq. ft. retail unit on Wickford High Street with an 11.3m glazed frontage, extensive storage and strong footfall.

- Substantial retail premises extending to 9,504 sq. ft.
- Private Car Park to the Rear for 8 Cars
- Impressive 11.5m-wide glazed shopfront offering excellent visibility.
- Prominent Wickford High Street location with strong pedestrian footfall.
- Extensive first-floor storage with dedicated roller shutter access To Rear with Good Lift
- - Close to Wickford railway station, with excellent A127 and A130 road links.
- Rent £70,000 Per Annum Exclusive

www.ayerscruiks.co.uk



45-47 High Street, Wickford, SS12
9AE

Summary

- Rent: £70,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (53)

Further information

- [View details on our website](#)

Contact & Viewings

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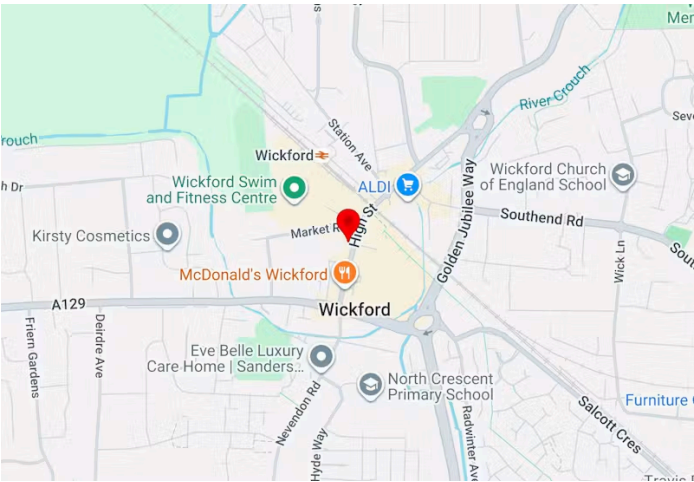
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Description

The former TGJones premises provide a substantial 4,693 sq. ft. of retail accommodation, benefiting from an impressive 11.5-metre-wide glazed shopfront that offers excellent visibility and display opportunities. The property features a spacious ground-floor retail area, complemented by extensive first-floor storage accommodation of approximately 4,811 sq.ft and a dedicated storage area with roller shutter access, providing convenient facilities for stock deliveries and management.

The premises benefit from durable concrete flooring throughout, along with air conditioning (not tested). Further amenities include a first-floor kitchen and staff breakout area, together with dedicated WC facilities, making the property a practical and versatile space suitable for a range of retail occupiers. The property also benefits from a good lift. The property also has a private car park to the rear for up to 8 cars.

Location

The property is in a prominent position on Wickford High Street, benefiting from excellent visibility and strong pedestrian footfall.



Nearby occupiers include Costa Coffee, Poundland, Iceland and Greggs, alongside a range of independent retailers. Wickford railway station is within easy walking distance, with convenient road links to the A127 and A130.

Accommodation

Description	sq ft	sq m
Ground Floor	4,693	435.99
First Floor	4,811	446.96
Total	9,504	882.95

Viewings

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

Terms

The Premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£70,000 Per Annum Exclusive

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