



Ayers & Cruiks
COMMERCIAL

To Let
1,840 sq ft

**2 Market Road, Wickford,
SS12 0RA**

Restaurant/ takeaway premises situated in Wickford town centre benefitting from a open plan seating area and commercial kitchen.

- Fully glazed shop front
- Commercial kitchen with equipment available by separate negotiation
- High levels of pedestrian footfall
- Suitable for class E use
- Available on an assignment with 5 years remaining
- £35,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £35,000 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
- Lease: Assignment
- Terms: 5 years

Further information

- [View details on our website](#)

Contact & Viewings

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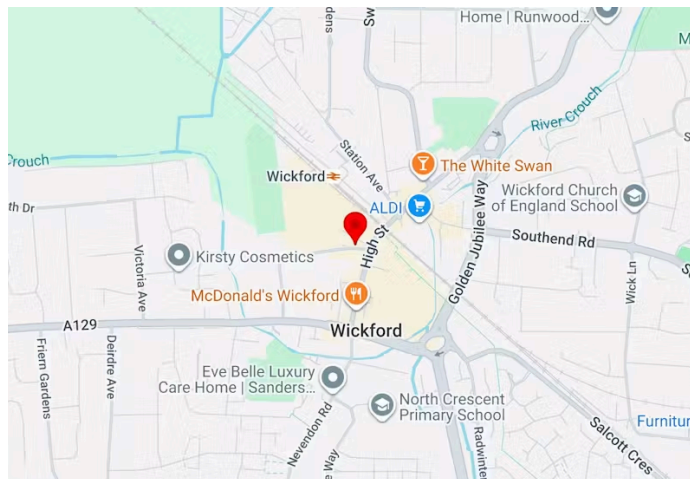
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Description

This property comprises of a well-presented ground floor takeaway/ restaurant premises with a large open plan customer seating area to the front, a commercial kitchen, two WCs and a storage room to the rear. The unit benefits from a fully glazed shopfront, providing great display frontage and one parking permit will also be issued. The fixtures and fittings are available via separate negotiation and the landlord is open to offers.

Location

This property occupies a prominent position within Wickford town centre, close to the high street and a wide range of retail, leisure and public amenities. Wickford train station is within a short walking distance, providing regular services to London Liverpool Street, while the A127 and A130 are easily accessible, offering convenient road links throughout Essex and to the M25. The property benefits from good pedestrian footfall and excellent accessibility, making it well suited to a variety of commercial occupiers.



Accommodation

Building Type	sq ft	sq m	Availability
Restaurant	1,840	170.94	Available

Terms

The premises is held on a 15 year full repairing and insuring lease from 31st July 2016 with rent payable quarterly. The property is available by way of assignment, with 5 years remaining on the existing lease term.

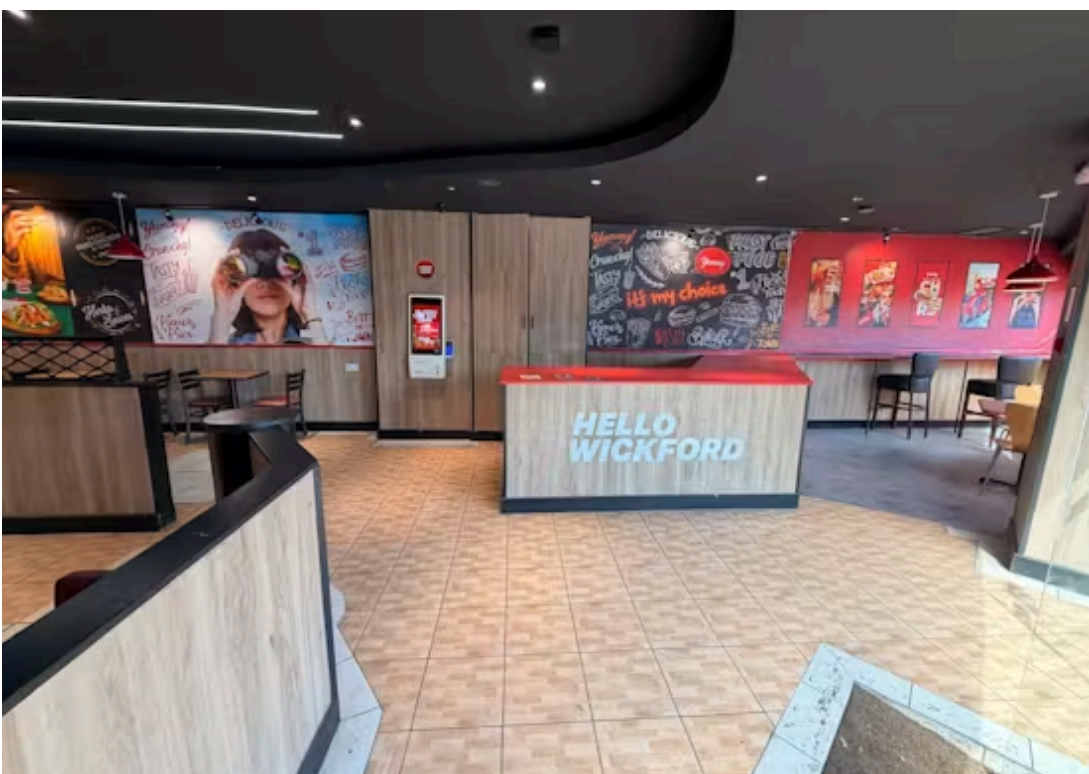
Rent

£35,000 per annum exclusive

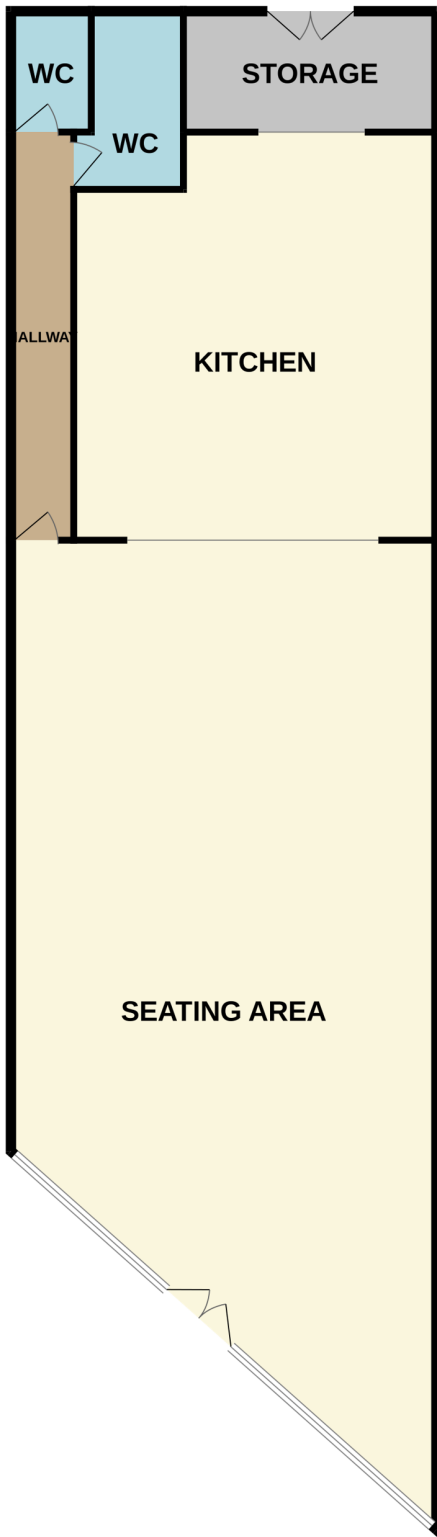
Viewings

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





GROUND FLOOR
1840 sq.ft. (170.9 sq.m.) approx.



TOTAL FLOOR AREA : 1840 sq.ft. (170.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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