



To Let

1,345 sq ft
(124.95 sq m)

£28,000 per annum

Class E Retail Unit

- High Street Location
- Suitable for various Class E Uses
- New lease available
- 1,120 sqft Sales Area
- Part of The Ladygate Centre

Description

A mid-terrace ground floor retail unit which includes sales area, stores and staff facilities.

Location

The property is located at the southern end of Wickford High Street and forms part of the Ladygate Centre. Local major retailers include Poundland, Clarks Shoes, Paddy Power, Card Factory, The Works and Costa Coffee. Wickford rail station (Liverpool Street) is within a few minutes walk. Wickford's main public pay & display car park is to the rear of the property.



Accommodation

The property has the following net internal area:

| Description | sq ft | sq m |
|--------------|--------------|---------------|
| Sales area | 1,120 | 104.05 |
| Stores | 147 | 13.66 |
| Kitchen/WC | 78 | 7.25 |
| Total | 1,345 | 124.96 |



Terms

The unit is offered on new effectively full repairing and insuring lease on terms to be agreed.

Rent

£28,000 pa

Service Charge/Building Insurance

The property is subject to a service charge currently - £3,112 per year. Building insurance - £989



Planning and Use

The property falls into Use Class E. Uses that conflict with existing tenants in the Ladygate Centre may not be permitted.

AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

Administration Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers all associated administrative costs, including any referencing fees incurred.

Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,345 sq ft |
| Rent | £28,000 per annum |
| Rates Payable | £8,483 per annum |
| Rateable Value | £19,750 |
| Service Charge | £3,112 per annum |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Viewing & Further Information

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