



Ayers & Cruiks
COMMERCIAL

To Let
1,532 sq ft

**14 High Street, Wickford,
SS12 9AZ**

Retail unit arranged over two floors with a glass shop front, prominently located on Wickford high street.

- First floor office/ storage space
- WC and kitchenette facilities
- Near to Wickford train station
- New lease available
- £28,000 per annum exclusive

www.ayerscruiks.co.uk



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Summary

- Rent: £28,000 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: C (53)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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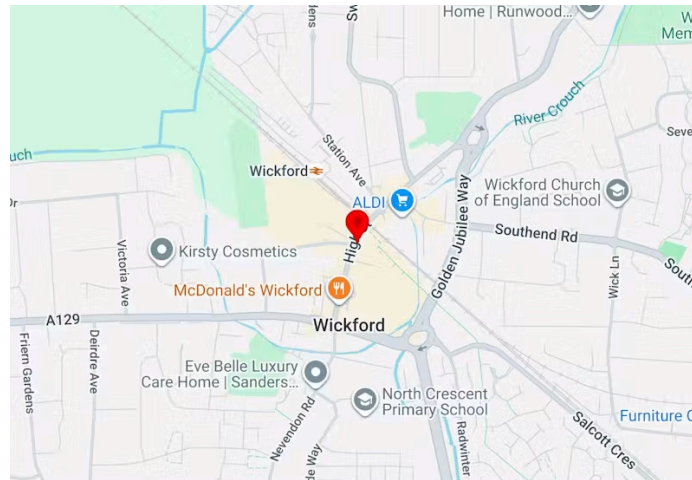
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Description

Retail unit arranged over two floors previously operating as a hairdressers and benefitting from a glass shop frontage. It has an open plan sales area along with further office/ storage space and kitchenette and WC facilities.

Location

This property is prominently positioned on Wickford High Street and benefits from a central town centre location with strong visibility and convenient access to a wide range of shops, services and amenities. Wickford train station is within easy reach, providing direct rail connections to London and the wider region, while the surrounding road network offers excellent accessibility by car.

Accommodation

Floor/Unit	Building Type	sq ft	sq m
Ground	Retail	1,212	112.60
1st	Retail	320	29.73
Total		1,532	142.33



Terms

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

Rent

£28,000 per annum exclusive

Viewings

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



