



**Ayers & Cruiks**  
COMMERCIAL

**To Let**  
414 sq ft

**1 Basilica House, 334  
Southend Road, Wickford,  
SS11 8QS**

Ground floor retail unit to let  
upon a sublease, in an  
established parade of shops.

- Ground floor retail unit
- Rent only £13,500 per annum
- Established retail parade
- Available upon sublease

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### Summary

- Rent: £13,500 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the local authority.
- VAT: Not applicable
- Legal fees: Incoming tenant is liable for both parties legal costs
- EPC: C (59)
- Lease: Sublease

### Contact & Viewings

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### Offices

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### Description

This well presented retail unit, which is currently trading as a hair dressers, is available to let upon a sublease. The premises comprises of a 274 SQ.FT retail area, which features four stations along with a reception desk and two hair washing facilities. To the rear there is a 139 SQ.FT kitchen area. There is also one W/C at the rear of the property.

Our client is seeking a rent of £13,500 per annum. The current lease runs until 8th July 2030 and allows use as a hairdressers and beauty salon along with the associated facilities and services.

### Accommodation

Description	sq ft	sq m	Availability
Retail Area	274	25.46	Available
Rear Area	139	12.91	Available
<b>Total</b>	<b>413</b>	<b>38.37</b>	



### Location

This retail unit is located within Basilica House, a mixed-use property comprising a parade of ground-floor retail units with office accommodation above, prominently situated on Southend Road in Wickford. The property benefits from a busy main road position, offering excellent visibility and access. Wickford is a popular commuter town with a thriving local retail scene, strong transport links via Wickford Station (serving London Liverpool Street), and convenient access to the A127 and A130 road networks.

