

# WICKFORD



## TO LET

Rear Of 38  
High Street  
Wickford  
SS12 9AZ

**RETAIL**  
1,599 SQ. FT. (149 SQ. M.)



Retail / Office



Large Open Plan Area



May Suit Other Uses (STP)



New Lease Available



Rent Only £20,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

# DESCRIPTION AND LOCATION

Situated to the rear of 38 High Street in Wickford and accessed via the alleyway leading through to Wickford Main Car Park. The property is located on the eastern side of Wickford High Street a short distance from Greggs and Costa Coffee.

The property is access via double glazed doors the alley from the High Street adjacent to 38 High Street through to the public car park. The property comprises of a large open plan retail area with store rooms/offices, kitchenette and W.Cs accessed via an internal hallway. The property is neutrally decorated and could suit a range of different uses, subject to any planning requirements.



## ACCOMODATION

	SQ.FT.	SQ.M.
Building Area	1,599	149

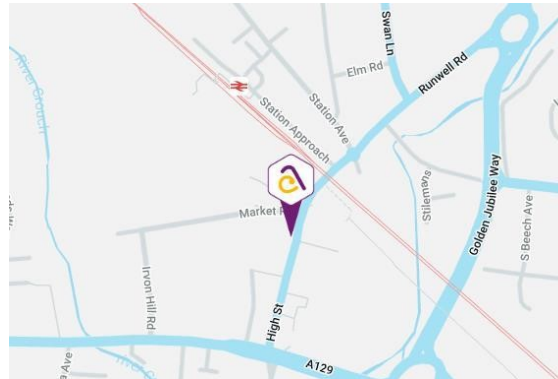
<b>TOTAL</b>	<b>1,599</b>	<b>149</b>
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## TERMS

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

## EPC

Awaiting EPC



## Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



## BUSINESS RATES

Interested parties should make their own enquiries with Basildon District Council on 01268 533333

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## TENURE

Leasehold

## RENT

£20,000 per annum exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

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