

WICKFORD



TO LET

122

Alderney Gardens

Wickford

SS11 7JP

RETAIL

1,240 SQ. FT. (115 SQ. M.)



Situated in a residential area



3 x office / treatment rooms



Less than 1 mile to Wickford
Town Centre



New lease available



Rent only £15,000 per annum
exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

This office is located in a busy area with heavy footfall & vehicular traffic. A 5-minute drive from Wickford train station, it offers excellent connectivity to central Southend and extends to London City.

The property features ground-floor office space with the potential for alternative retail use. The shop front is UPVC double-glazed, with laminated flooring and a suspended ceiling. Additionally, it includes a toilet and a kitchenette at the rear.



ACCOMODATION

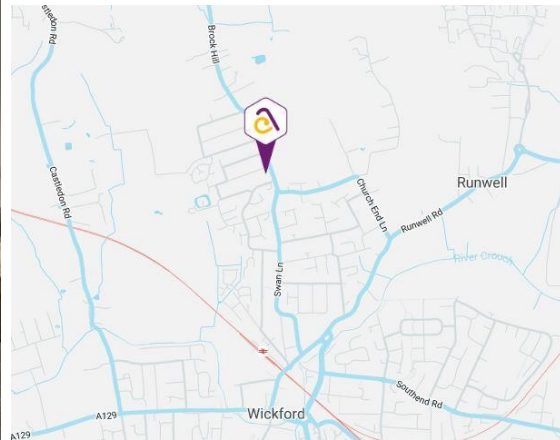
	SQ.FT.	SQ.M.
Floor Area	1,240	115
TOTAL	1,240	115

TERMS

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

EPC

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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

BUSINESS RATES

Ratable Value UBR Ratable Payable
£10,750 49.9 £5,364.25

Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533 333

LEGAL COSTS

Ingoing tenants are responsible for the landlord's reasonable legal costs

TENURE

Leasehold

RENT

£15,000 per annum exclusive

VAT

Plus VAT If Applicable

VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE

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