

# WICKFORD



## TO LET

14  
The Willows  
Wickford  
SS12 0RA

**RETAIL**  
1,625 SQ. FT. (151 SQ. M.)



Office / Retail Suite



Close To Amenities



New Lease Available



Heavy Footfall



Rent Only £25,000 Per Annum  
Exclusive



**Ayers & Cruiks**  
COMMERCIAL

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

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

# DESCRIPTION AND LOCATION

The premises is situated next to Holland and Barrett and in close proximity to Boots Chemist and New Look. Located in the heart of The Willows Shopping Centre on Wickford High Street, the unit is also near the Wickford Community Centre and its adjoining car park.

The property features a glazed frontage with a roller shutter securing the entrance. Inside, it boasts laminated wood flooring, a suspended ceiling, and restroom facilities.



## ACCOMODATION

	SQ.FT.	SQ.M.
Ground Floor	1,022	95
First Floor	603	56

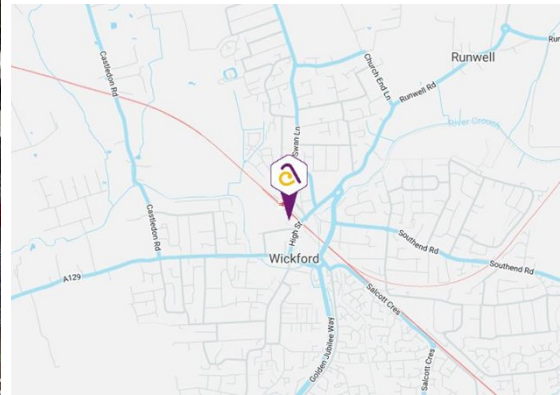
<b>TOTAL</b>	1,625	151
--------------	-------	-----

## TERMS

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

## EPC

D



## 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.

## BUSINESS RATES

Ratable Value	UBR	Ratable Payable
£17,000	49.9	£8,483

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

## LEGAL COSTS

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

## TENURE

Leasehold

## RENT

£25,000 per annum exclusive

## VAT

Plus VAT If Applicable

## VIEWING

Strictly by prior appointment via landlords appointed agents Ayers&Cruiks



**Ayers & Cruiks**  
COMMERCIAL

## SOUTHEND OFFICE

a. 86-88 Baxter Avenue  
Southend on Sea  
Essex SS2 6HZ  
t. **01702 343060**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)

## CHELMSFORD OFFICE

a. Burgundy Court  
64/66 Springfield Road  
Chelmsford, Essex CM2 6JY  
t. **01245 202555**  
e. [mail@ayerscruiks.co.uk](mailto:mail@ayerscruiks.co.uk)  
w. [ayerscruiks.co.uk](http://ayerscruiks.co.uk)