






# WICKFORD



# TO LET

Unit 5-7  
The Willows Shopping Centre,  
Market Road  
Wickford,  
Essex SS12 0RA

**RETAIL PREMISES**  
**4,276 SQ. FT. ( 397 SQ.M.)**

-  ESTABLISHED RETAIL PARADE
-  SHORT DISTANCE FROM WICKFORD TRAIN STATION
-  NEARBY OCCUPIERS INCLUDE WH SMITH, THE WORKS AND SPECSAVERS AND MANY MORE
-  NEW LEASE AVAILABLE NOW
-  RENT FROM ONLY £51,500 PER ANNUM, EXCLUSIVE



**Ayers & Cruiks**  
COMMERCIAL

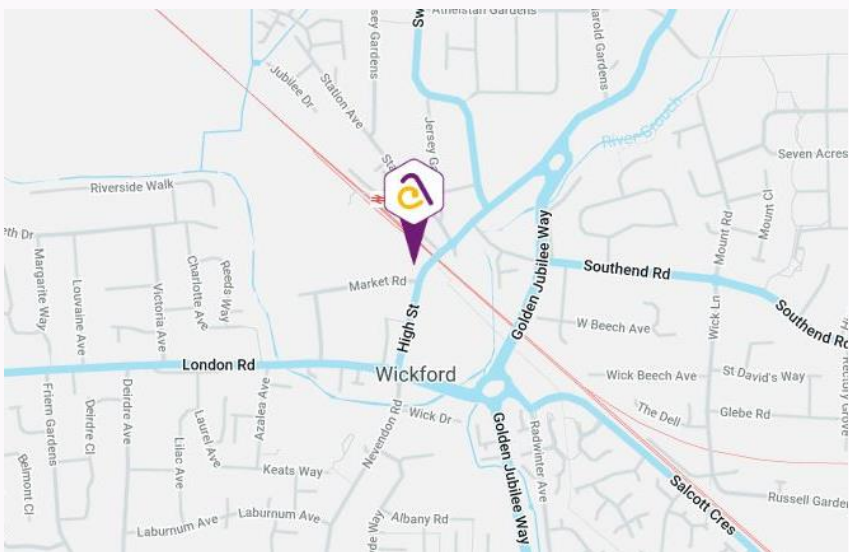
**SOUTHEND OFFICE**  
**01702 343060**

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

# DESCRIPTION AND LOCATION

The Willow Centre is located in the middle of Wickford. Nearby occupiers include Boots, New Look, Peacocks and more. The train station is only a matter of minutes away which provides direct access to London City via Liverpool Street. There are excellent road links with the A127, A130 and A13, with good access to the M25. Basildon, Chelmsford and Southend all lie within easy reach.

Currently occupied by Superdrug the main room is open plan with a storage room and WC to the rear. Would suit a number of uses such as a café, restaurant, shop, nursery or gym all interested parties would have to confirm the intended use with the local council.



## ACCOMMODATION

Ground floor 2,690 sq. ft. (250 sq. m.)  
First floor 1,586 sq. ft. (147 sq. m.)

**Unit 5-7 4,276 sq. ft.. ( 397 sq. m.)**

## SERVICE CHARGE & INSURANCE

Service charge is applicable please enquire for further information. The landlord will insure the premises and the premiums to be recovered from the tenant.

## RENT

Only £51,500 per annum plus VAT

## EPC

Rating of C-74  
Certificate available upon request

## BUSINESS RATES

| Rateable Value | UBR   | Rates Payable |
|----------------|-------|---------------|
| £51,500        | 49.9p | £25,698.5pa   |

Interested parties are advised to contact Basildon District Council. 01268 533 333

## LEGAL COSTS

Ingoing tenant is to be responsible for the landlord's legal costs,

## TENURE

Leasehold

## TERMS

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

## VIEWING

For further information and viewings, please contact Ayers & Cruiks.

## Misrepresentation Act 1967

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