

WICKFORD



TO LET

De Burgh House
Market Road
Wickford
Essex
SS12 0BA

**First floor office and Ground floor
Office / Retail with Basement
From 4,408 to 6,029 SQ. FT.
From 409 to 560 SQ. M.**



**GROUND FLOOR AND
BASEMENT**



**PROMINENT POSITION IN
WICKFORD**



**FIRST FLOOR OFFICE ALSO
AVAILABLE**



NEW LEASE AVAILABLE



OFFERS IN THE REGION OF £45,000



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

Situated in this prominent position just off of the High Street in Wickford is this three-storey building which benefits from E planning consent.

Ground floor was previously Barclays bank, although we feel it could suit a variety of uses, with stairs leading down to a basement.

The property comprises of an open retail area/office to the ground floor with windows to 3 aspects. There is a staircase leading to the basement and also the first floor which is available via separate negotiation.



ACCOMMODATION

	sq ft	sq m
Ground Floor	3,574	332
Basement	834	77
First Floor	1,621	150
Total	6,029	559

RENT

Ground Floor and Basement – Offers in the region of £45,000 per annum plus VAT applicable

EPC

Rating of D – 89

Certificate available upon request



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 RAETS (2022/2023)

Interested parties are advised to confirm the rating liability with Basildon Council on 01268 533333

LEGAL COSTS

The each party is to be responsible for their own reasonable legal costs incurred in this transaction.

TENURE

Leasehold

TERMS

Available by way of a new full repairing and insuring lease, for a term to be agreed

VIEWING

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



Ayers & Cruiks
COMMERCIAL

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