

01206 577667

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 **Whybrow**

Substantial Retail Unit – To let



24 High Street, Wickford, Essex, SS12 9AZ

Asking Rent: £69,500pax

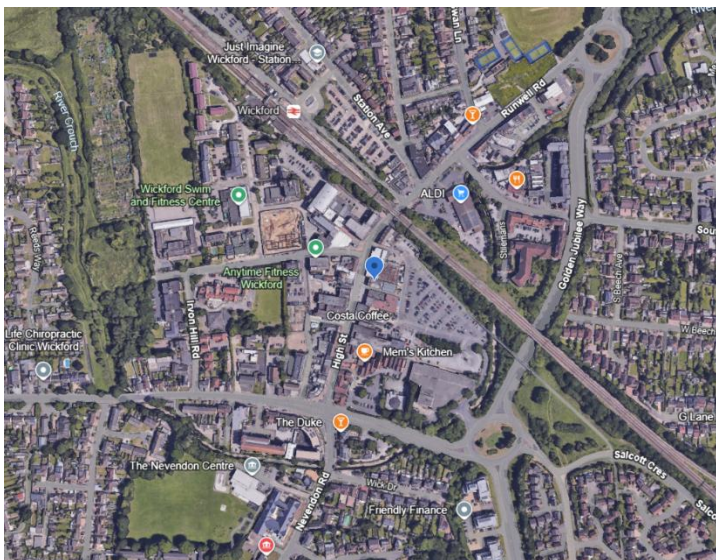
8,450 Sq. Ft (785 Sq. M)

- Prime Retail Location
- 4,350 Sq. Ft Ground Floor Sales
- Ancillary First Floor Sales
- Rear Parking
- Suit Various Uses, STP
- New Lease Available(Freehold potentially available)

Location

Wickford is an attractive market town with a resident population of circa 35,000 people and is located approximately 11 miles south east of Chelmsford via the A130 and 4 miles north of Basildon. Wickford rail station provides regular intercity trains to London.

The town's shopping is centred on its High Street which comprises a broad range of local and national occupiers including Poundland, The Works, Specsavers, Costa and a wide variety of nationals in the Willow Shopping Centre nearby.



Description

The subject property occupies a prominent location and has been in the same family occupation for the past 80 years.

It comprises an extensive ground/first floor showroom with fully glazed frontages to the High Street and a further glazed elevation to the rear with a roller shutter loading door and a ramped parking/loading area with circa 5 car spaces.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor	4,350sq. ft
First Floor	4,100sq. ft
Net Internal Area	8,450sq.ft
(785sq.m)	

Asking Terms

A new FRI lease for a minimum term of 10 years incorporating periodic upward only rent reviews. Freehold-Consideration will be given to a sale of the freehold. Terms upon request.

Asking Rent

£69,500 per annum exclusive of rates, VAT and all other outgoings.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The property has an established Class E (Retail) use but is considered suitable for a range of other commercial and residential uses, subject to planning.

Interested parties should make their own investigations of Basildon Council on 01268 533333.

Business Rates

The property appears in the Valuation List with a Rateable Value of £51,000.

Energy Performance Certificate

The property does not currently have an EPC certificate and is due to be assessed.



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Photos



