



Unit 12 Ladygate Centre  
High Street  
Wickford  
Essex SS12 9JA

## To Let - Class E Unit

- Town Centre location
- New lease
- Available now

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[www.mjmpropertyconsultants.co.uk](http://www.mjmpropertyconsultants.co.uk)



## Location

The unit is situated within The Ladygate Centre. Traders in the vicinity include The Co-op, Specsavers, St Luke's Hospice, Clarke's Shoes, Paddy Power, Card Factory, The Works and Costa Coffee. Wickford is located approximately three miles north of Basildon. The City of London is accessible from Wickford via the Southend Victoria line to Liverpool Street Station (40 minutes). The town can also be reached by road via the A127 or by the A130 from Chelmsford. Wickford's main public car park provides the nearest off-street car parking.



## Accommodation

The property comprises a mid terraced retail unit which forms the under cover part of the Ladygate Centre. A rectangular unit with rear access with the following floor areas:

Ground Floor Sales	851 sqft ( 79.06 m2 )
WC & Kitchen area	61 sqft ( 5.67 m2 )
<b>Total</b>	<b>912 sqft ( 84.73 m2 )</b>

## Terms

Available on a new, effectively Full Repairing & Insuring lease on terms to be agreed. A Rent Deposit of 3-6 months and/or Personal Guarantee may be required subject to status.

## Rent

£21,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

## Service Charge

The property is subject to a service charge. 2024/2025 approx. £3,677 and building insurance approx. £1,171.

## Planning/Use

Use that fall into Class E although the Landlord will not consider uses which conflict with other tenants in the Centre.

## Energy Performance Rating

D 75

## Business Rates

Rateable Value £14,000

The property qualifies for Small Business Rates Relief. Prospective tenants are advised to contact the local council for clarification of their business rates liability.

## Value Added Tax

Value added tax is applicable to the rent & service charge.

## Legal Costs

Each party to bear their own legal costs.

Viewing & Further information:

Contact MJM Property Consultants :

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