



Unit 5 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



Location

The unit is situated within The Ladygoose 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 Centre. A rectangular unit with rear access with the following gross internal floor area:

Ground Floor 828 sq.ft (76.92 m2)

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

£18,000 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. £3,357.84 and building insurance approx.£1,070

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

D75

Business Rates

Rateable Value £14,250

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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