

12 LADYGATE CENTRE, WICKFORD, ESSEX, SS12 9AJ

TO LET - CLASS E RETAIL UNIT

912 sq.ft (84.73 m²)



Location

The unit is situated within The Ladygate Centre. Traders in the vicinity include The Co-op, Specsavers, St Luke's Hospice, Clarkes 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 sq.ft (79.06 m ²)
WC & Kitchen area	61 sq.ft (5.67 m ²)
Total	912 sq.ft (84.73 m ²)

Terms

The property is to be offered on new lease terms to be agreed. Subject to tenant status, a rent deposit of between 3-6 months will be required.

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

The property falls into Use Class E. Café use will not be permitted.

Rates

Rateable Value	£14,000
UBR (2024/2025)	£0.499
Rates Payable	£6,896
The property qualifies for Small Business Rates Relief.	

Energy Performance Asset Rating

D 76-100	76 This is how energy efficient this building is.
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Legal Costs

Each party to bear their own legal costs. The tenant will be required to provide a legal undertaking to meet the landlord's and the agent's abortive cost should they decide to withdraw from the transaction once draft lease is issued.

VAT

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

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com