

PRIME CLASS E
OPPORTUNITY

WICKFORD

UNIT 17 & 18
THE WILLOWS CENTRE

SUBJECT TO VACANT POSSESSION

Description

The subject premises occupies a prime position on Wickford High Street. The scheme is anchored by **New Look** with nearby retailers including **Boots Pharmacy, Holland & Barrett** and **Peacocks**. The property also benefits from being adjacent to Wickford railway station connecting the property to the City of London via Liverpool Street.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on the ground floor, comprising the following areas and dimensions:

Ground floor 1,940 sq. ft (180.23 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent

£45,000

per annum exclusive.

Service Charge

Full service charge information to be provided on request.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£ 35,250
UBR (23/24)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through sole agents, **Green & Partners** contacting:

Ben Sykes

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Subject to Contract

17-18 The Willow Shopping Centre, Wickford SS12 0RA

