

PROMINENT CLASS E FREEHOLD FOR SALE

WICKFORD

61-63 HIGH STREET

Description

Wickford is a small town in the Borough of Basildon, located in Essex, England. It's situated approximately 30 miles (48 km) east of London, making it a popular commuter town thanks to its good transport links to the capital, especially via the Southend Victoria to London Liverpool Street railway line.

The town centre includes a mix of independent shops and high street chains. There's also a regular market, and some redevelopment efforts have aimed to modernise the shopping and leisure facilities.

Notable retailers nearby to the subject property include **Poundland, WH Smith, Costa, Nationwide, Savers, Card Factory** and **Halifax**.

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

Accommodation

The premises are arranged as a ground floor banking hall with first floor ancillary providing the following approximate areas:

Ground Floor Sales	1,000 sq. ft.	(92.90 sq. m)
Ground Floor Ancillary	489 sq. ft.	(45.53 sq. m)
First Floor Ancillary	575 sq. ft.	(53.42 sq. m)
Total	2,064 sq. ft.	(192 sq. m)

The premises has 4 car parking spaces. Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£335,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract



Business Rates

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

Rateable Value	£41,000
UBR (25/26)	0.499p

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

EPC

The property has an EPC rating of B 47. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

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

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



