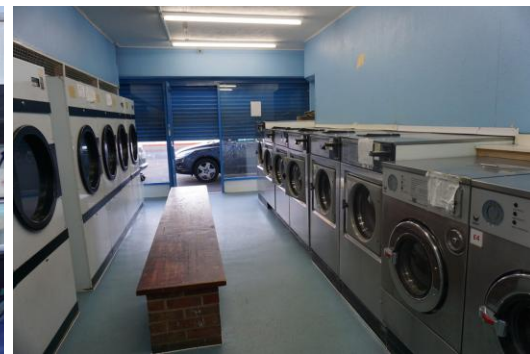




HAIR & SON
THE ESTATE OFFICE

WICKFORD TOWN CENTRE SS11 7AB
FORMER LAUNDERETTE/COMMERCIAL
PREMISES TO LET –
CENTRAL WICKFORD 471 SQ.FT (44 SQ.M)



RENT- £14,000 PAX
£1,167 PCM

SITUATION AND DESCRIPTION

The premises comprise a ground floor retail premises which is currently fitted for use as a launderette and which has traded as such for many years. The property would be suitable for other Class E uses and our client would consider the grant of a rent-free period to strip out the existing machinery.

Other occupiers within this established parade include a hairdressing, nails, a newsagent, hot food take away and a property agent. Aldi is within easy walking distance together with Wickford Rail Station with its' link to London via Liverpool Street

There is on street parking to the front of the premises and a designated parking space to the rear and rear loading. Ample Wickford Town Centre parking close by.

ACCOMMODATION

SHOP 11'7" x 25'3"

SALES AREA 292 SQ.FT. (27 SQ.M.)

REAR ROOM (divided by a light partition) 11'7" x 15'3"
INTERNAL W.C.

GROSS INTERNAL FLOOR AREA 471 SQ.FT. (44 SQ.M)

NB We understand that the equipment in place belongs to our client and would be available for use by an ingoing tenant should the premises continue to be used as a launderette, however we are unable to give any warranty as to its' serviceability. The ingoing tenant would be responsible for maintenance or replacement of the equipment should it fail.

EXTERNALLY

Vehicular access to the rear with parking for one car

DESCRIPTION

A ground floor lock up shop.

RATEABLE VALUE

The rateable value is £8,950 which is chargeable at 49.6p. in the pound for the rating year to April 2022. Small business rate relief may apply.

ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

TERMS

The premises are to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £14,000 per annum exclusive and subject to regular rent reviews.

VIEWING

Prior telephone appointment with Hair and Son:
01702 39 49 59 (Option 3)

Hair & Son – 01702 394959

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959

More than an estate agent

www.hairandson.co.uk

Commercial Dept.

186 London Road

Southend-on-Sea,

Essex. SS1 1PJ

