

# M THE WILLOWS

Market Road, Wickford, Essex, SS12 0RA

Local Occupiers Include

NEW LOOK



Holland & Barrett



Sue Ryder



PEACOCKS



Total Development  
**44,016 sq.ft**  
(4,089 sq.m)



Primary shopping centre in Wickford  
**SS12 0RA**



Local population of over  
**33,000**



Parking spaces totalling  
**120**

# **M** THE WILLOWS

## WELCOME TO THE WILLOWS

The centre offers a range of well known names and specialist independent retailers including Boots, Holland & Barrett, Post Office and a wide range of shops offering services such as cafe facilities and a nail bar.



## PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

# M THE WILLOWS

Total number of units

24

## SERVICE CHARGE & INSURANCE

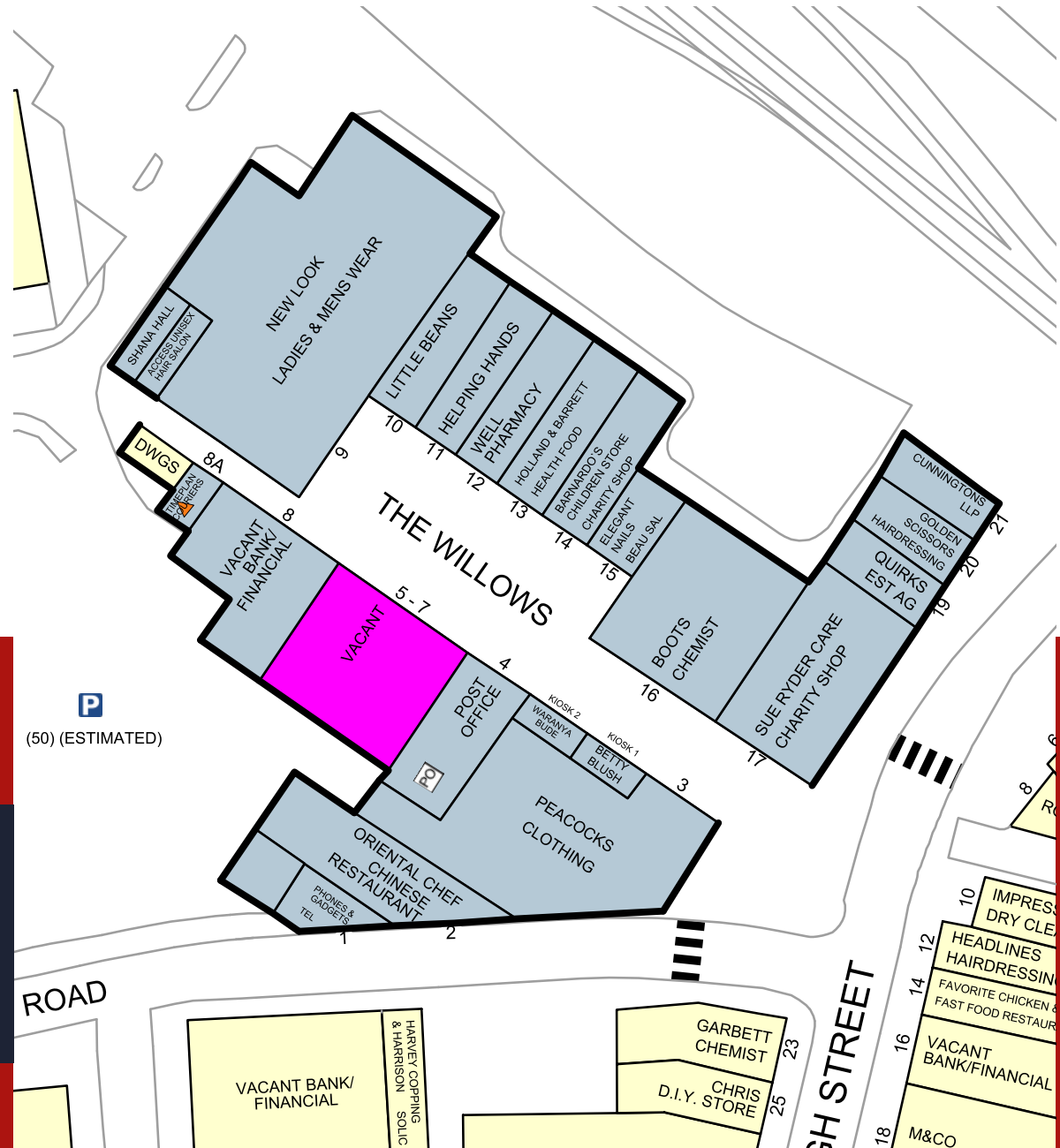
The units participate in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

## SERVICES

The units have electricity and water connected.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



## Available Unit



Unit 5-7

	SQ.FT	SQ.M
GROUND FLOOR	2,690	250
FIRST FLOOR	1,586	147
RENT	POA	
RATEABLE VALUE*	£51,500	

**OPPORTUNITY TO SPLIT UNIT 5-7**

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## LOCATION

Wickford is a town in the south of the English county of Essex. Located approximately 30 miles east of London, it falls within the Borough of Basildon along with the original town of Basildon, Billericay, Laindon and Pitsea. Getting to the centre couldn't be easier as the centre is located in Wickford High Street and is within easy walking distance of public transport links.

Local bus routes stop at Wickford Station Lane and Halls Corner which are both within easy walking distance of the centre. Wickford Railway Station is near by, with regular trains on the National Express East Anglia line.

Situated in the heart of Wickford  
**SS12 0RA**



## VIEWING

Strictly via prior appointment with the appointed agents:

# LCP.

part of MCore

01384  
400123



searchlcp.co.uk



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**\*Potential occupiers to make own enquiries to clarify accuracy of data.**

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