



**25 HIGH STREET, WICKFORD, ESSEX, SS12 9AE**

**£25,000 Per Annum**

Located in the centre of Wickford High Street, this commercial property presents a remarkable opportunity for Tenants Looking for a High Street location. The ground floor boasts a spacious retail area, while the first floor offers well-appointed office space or storage.

This property is available subject to an early surrender of the current lease agreement, allowing for immediate occupation and use. Its versatile layout makes it suitable for a range of commercial purposes, subject to obtaining the necessary planning consents. Whether you are looking to establish a new venture or expand an existing one, this location provides excellent visibility and foot traffic.





**ACCOMODATION (GROUND FLOOR):**

**FRONT SALES AREA:**

17' NARROWING TO 10' X 28'2" X 34'9"

OPENING TO:

**REAR SALES AREA:**

10' EXPANDING TO: 11' X 20'9"

**REAR STORAGE ROOM:**

6'4" X 10'11"

**W/C**

10'9" X 3'6"

**GROSS GROUND FLOOR INTERNAL AREA:**

994 SQ.FT (92.4 SQ.M)

**FIRST FLOOR:**

**FRONT OFFICE:**

17'7" X 12'11"

**REAR OFFICE:**

11'11" X 10'2"

**STORAGE:**

12'8" X 3'6"

**TERMS:**

To be let on a new full repairing and insuring lease for a term to be agreed at a rent of £25,000 Per Annum.

**BUSINESS RATES:**

The April 2026 - Present Rateable Value is £19,750 rated at 0.49p in the pound.

**VIEWING**

Viewings by prior appointment via Hair & Son Commercial - 01702 394959 (Option 3).

**LOCATION:**

The premises is located on Wickford High Street close to the corner junction of Market Road. The premises neighbours the former Halifax Bank as well as being within close proximity to other traders such as Savers, Greggs, Nationwide & Costa Coffee.

**Commercial Office**

190 London Road  
Southend-On-Sea  
Essex  
SS1 1PJ

**Contact**

01702 394959  
<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.