



## **RENT - £30,000 PER ANNUM (£2,500 PCM)**

### **SITUATION AND DESCRIPTION**

Hair and Son are offering to the market this open yard/land located within the centre of Wickford. The property currently has a detached industrial building which is due to be demolished.

The premises measures in at approximately 12,852 SQ.FT (1,194 SQ.M) /0.295 acres and offers ample outside storage space.

The site would be let for a maximum term of 2 years outside of the Landlord and Tenant Act 1954.

## ACCOMMODATION

Approximately 12,852 SQ.FT (1,194 SQ.M) /0.295 acres.

## DESCRIPTION

An open yard/land measuring in at approximately 12,852 SQ.FT (1,194 SQ.M)/0.295 acres.

## RATEABLE VALUE

The current rateable value is £46,750 which is chargeable at 49.p in the pound for the rating year to April 2024. Please note that this may be subject to change once the industrial building is demolished.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

The site is to be let on a new form of lease for a term to be agreed at a rent of £30,000 per annum. Please note that the lease is due to be contracted outside of the Landlord and Tenant Act 1954.

## VIEWING

By prior appointment via Hair and Son: 01702 394959 (Option 3).

Hair & Son – 01702 394959 (Option 3)

[www.hairandson.co.uk](http://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 (Option 3)  
More than an estate agent  
[www.hairandson.co.uk](http://www.hairandson.co.uk)

Commercial Dept.  
190 London Road  
Southend-on-Sea,  
Essex. SS1 1PJ

