

# South Woodham Ferrers

Unit 7, Queen Elizabeth 11 Square, South Woodham Ferrers, Essex, CM3 5SY



## WWW.ASDA.LIVE.JLL.COM - RETAIL UNIT TO LET

- On the Instructions of ASDA
- ASDA Store 85,000 sq ft
- 600 Customer Car Parking Spaces

### Location

The property is situated within a prime position within South Woodham town centre onto Queen Elizabeth Square and opposite the main entrance to Asda Supermarket. Other multiple retailers in close proximity include Timpson, Thomas Cook, Barclays Bank, George, Costa Coffee and McDonalds. The premises were formerly used as a public house / wine bar. The ground floor comprises a bar area with storage and WC's. The first floor provides a function room, kitchen and further WC's.

### Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor	843	78.31
First Floor	833	77.39

### Tenure

The property is available by way of a new lease for a term of years to be agreed.

### Rent

£20,000 per annum

exclusive of rates, service charge and VAT (if applicable).

### Rates

Rates Payable: £5,988 per annum

(based upon Rateable Value: £12,500 and UBR: 47.9p)

Interested parties should verify these figures with the Local Authority.

### Service Charge

Available on Request

### EPC

This property has been graded as 78(D).



### Viewing & Further Information

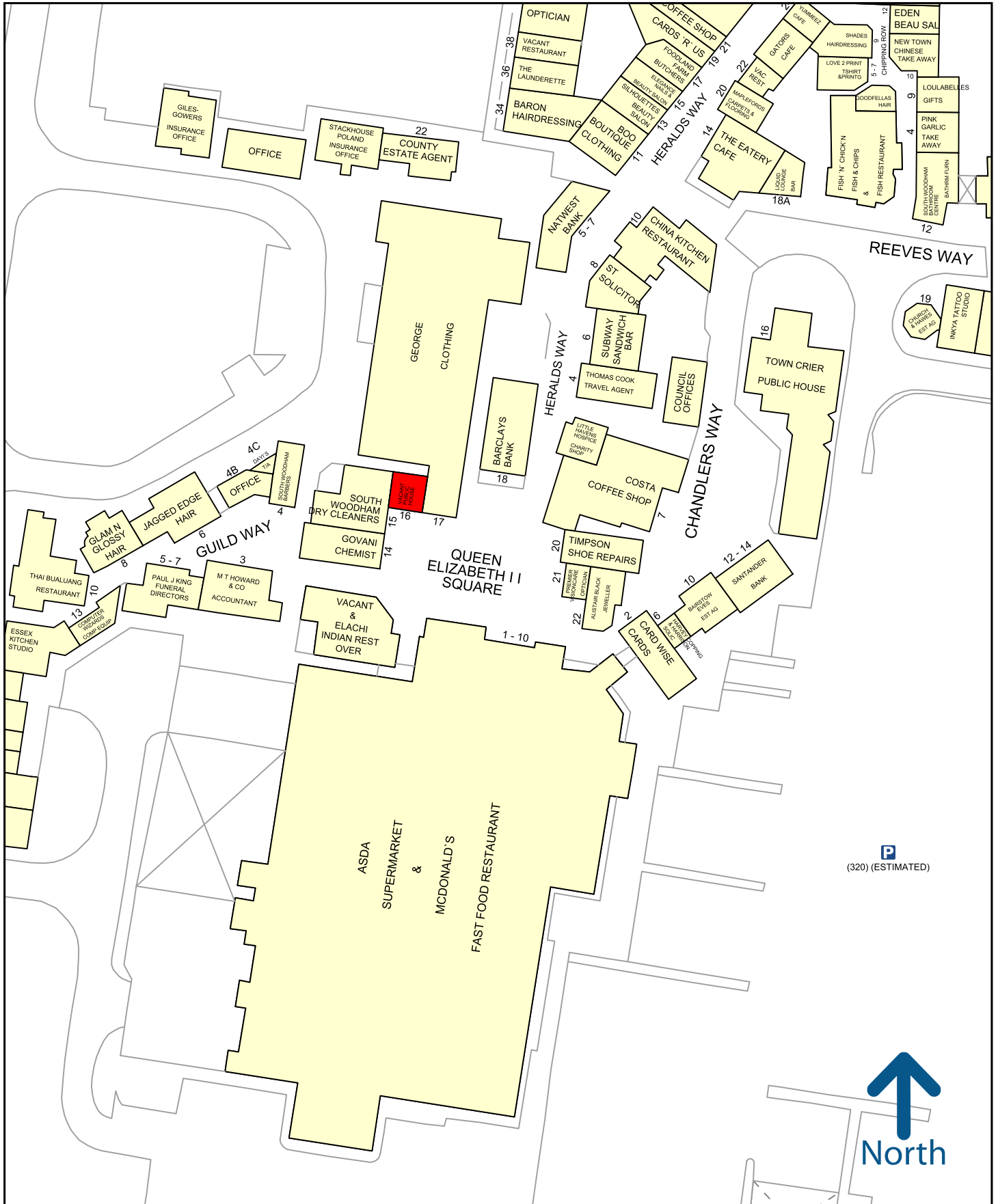
Viewing is strictly by appointment with:

#### Contacts

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50 metres

Experian Goad Plan Created: 24/05/2017  
Created By: Jones Lang LaSalle Ltd

