

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
Tel: 01920 469211 www.witherstomas.co.uk

863SQ FT (80.18SQ M) OFFICES
(GROUND FLOOR AND BASEMENT)
FOR SALE (LONG LEASEHOLD)

1 PRIORY STREET, WARE

***** POTENTIAL CHANGE OF USE TO RESIDENTIAL *****



LOCATION

This office is located in Priory Street, Ware, close to its junction with Baldock Street which is a continuation of the High Street. Both the A10 north/south route and the A414 east/west route are within easy reach of the property and Ware mainline railway station is a 15 minute walk away offering services into London's Liverpool Street with a journey time of approximately 45 minutes.

ACCOMMODATION

GROUND FLOOR

Entrance from Priory Street into hallway with door to:

Office 1: 15' x 12'3 (4.57m x 3.73m) with doorway through to

Office 2: 15' x 13'9 (4.57m x 4.2m)

Office 3: 15'6 x 8'9 (4.72m x 2.66m)

Office 4: 9' x '9 (2.74m x 2.74m)

Partners: A.K.Thomas, C.A.Thomas, A.R. Thomas

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute and part of a contract; (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.

The offices benefit from being newly decorated, central heating via radiators, strip lighting, beams.

BASEMENT 16'3 x 14'6 (4.95m x 4.42m) with light and power, gas central heating boiler, private kitchen with sink and male and female wc.s.

Potential to convert to residential subject to relevant planning consents.

TERMS This property is available For Sale on a 999 year lease from 2007.

PRICE £190,000

LEGAL COSTS Each party to pay their own legal expenses.

VIEWING Strictly by appointment only through
WITHERS THOMAS
CHEQUERS HOUSE, WATTON ROAD,
WARE, HERTS, SG12 0AA
TEL: 01920 469211

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