

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
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1,500 SQ FT (139.4 SQ M) OFFICE BUILDING

FOR SALE FREEHOLD

STATION ROAD, BRAUGHING, NEAR WARE



LOCATION

This property forms part of a semi-detached office building constructed approximately 28 years ago on the site of the former Station in Station Road, Braughing. The property is therefore approximately equidistant between the village of Braughing and the village of Puckeridge which is astride the A10 dual carriageway north-south route.

ACCOMMODATION

Approx. 725 sq ft (67.3 sq m) gross internal area per floor providing 1,500 sq ft (139.4 sq m) in total.

GROUND FLOOR

Personnel entrance door to ground floor area comprising part storage and part office accommodation together with WC facilities. There is a false front in the area previously used for loading and unloading. Ceilings are plasterboarded with strip lighting and with a concrete floor.

FIRST FLOOR

The first floor of the property has the benefit of kitchen and WC facilities, two general offices and a well-appointed boardroom. There is a false ceiling with inset lighting, air conditioning units and laminate flooring.

Partners: A.K.Thomas, C.A.Thomas, A.R. Thomas
Building Surveyor: M Guendour BSc (Hons)

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.

OUTSIDE	It is understood there are four car parking spaces within the freehold ownership.
TERMS	This property is available For Sale Freehold.
PRICE	£275,000
RATEABLE VALUE	The rateable value is £6,400 but interested parties are advised to make their own enquiries with the local authority.
LEGAL COSTS	Parties' to cover their own legal expenses.
VIEWING	Strictly by appointment only through: WITHERS THOMAS CHEQUERS HOUSE WATTON ROAD WARE HERTS, SG12 0AA TEL: (01920) 469211

Folio No. 6/564D

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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