

**Withers
Thomas**

40 YEARS

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

LOCK-UP SHOP

TO LET

AMWELL END, WARE



LOCATION

Although not in the High Street, this property occupies a very busy secondary trading position within the market town of Ware, Amwell End being virtually unique having on street car parking, large public car parks nearby in Broadmeads and providing the southern entrance to the town for all of the residential areas to the south. It is also on the main route to the Ware town station which is a main commuter route serving London Liverpool Street in 45 minutes (150 yards from the station), and also has the benefit of a high footfall due to the location of Hertford Regional College and Presdales School immediately to the south.

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 any 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.

Close by in Amwell End are a range of other local convenience traders.

ACCOMMODATION

SHOP

Good window display, door to:

SALES AREA

11'3 x 18'3 retail space with strip lighting, door to:

SECONDARY SALES

11'3 x 13'3 further sales or workshop space with tiled floor, strip lighting, window to rear, door to:

STORE ROOM

7'6 x 13'3 storage/packing room with sink unit, access to W.C. and rear access.

1 parking space to the rear.

(not suitable for food/takeaway)

TERMS

This property is available, to let, on a new Full Repairing and Insuring lease, length to be agreed

Insurance charge for the year 01 04 2024 to 01 04 2025 is £424.77

Service charge on floor area basis, to be confirmed.

RENTAL

£12,500 p.a. plus VAT with rental payments made quarterly in advance with one quarters rental deposit.

RATEABLE VALUE

The rateable value is £6,900 but interested parties' are advised to make their own enquiries with the local authority.

LEGAL COSTS

All parties' legal expenses to be paid by the ingoing tenant(s).

VIEWING

Strictly by appointment only through:

WITHERS THOMAS

CHEQUERS HOUSE

WATTON ROAD

WARE

HERTS, SG12 0AA

TEL: (01920) 469211

Folio No. 39/007

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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