

# Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS  
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA  
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## LOCK-UP SHOP

### TO LET

### CHURCH STREET, WARE



#### **LOCATION**

This lock-up shop is located in a prominent position in Church Street, Ware, immediately to the rear of Tesco and therefore benefiting from excellent passing trade.

#### **ACCOMMODATION**

Main frontage 21'6 (6.553m) by overall depth 22' 6 (6.807m) with a floor area of approximately 420 sq ft (39.02m<sup>2</sup>) and display windows to three frontages. The property has the benefit of w.c. facilities, stainless steel sink unit, strip lighting, power points, alarm, false ceiling and parking for one car.

#### **TERMS**

This property is available to let, on terms to be agreed.

#### **RENTAL**

£10,000 p.a. with rental payments made quarterly in advance with one quarters rental deposit.

#### **RATEABLE VALUE**

The rateable value is £7,900 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).

**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.

**VIEWING**

Strictly by appointment only through:  
**WITHERS THOMAS**  
**CHEQUERS HOUSE**  
**WATTON ROAD**  
**WARE**  
**HERTS, SG12 0AA**

**TEL: (01920) 469211**

**NOTE:**

Property available from January 2021

**Folio No. 5.451C**

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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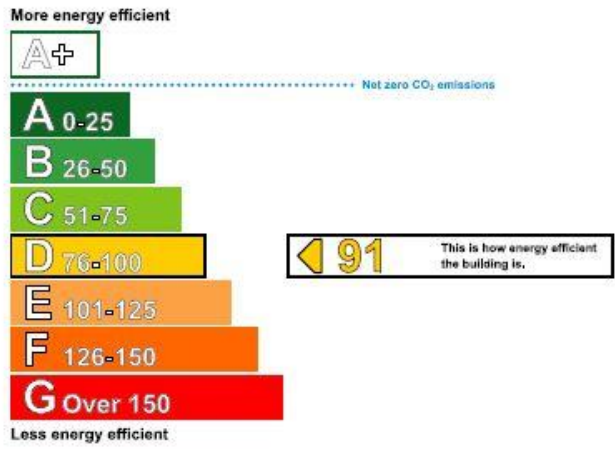
**Energy Performance Certificate**   
Non-Domestic Building

Nutz Tattoo  
27 Church Street  
Ware  
SG12 9EH

Certificate Reference Number:  
9900-7928-0391-1440-9064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**



**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	47
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	151.19
Primary energy use (kWh/m <sup>2</sup> per year):	894.29

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**26** If newly built

**77** If typical of the existing stock