

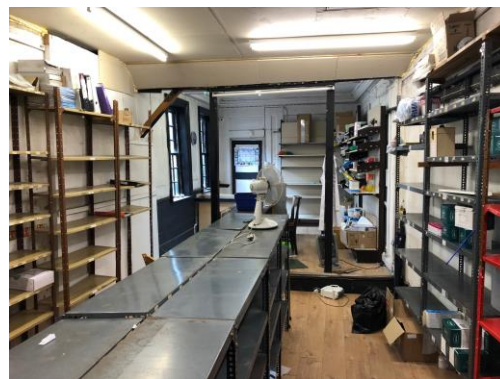
Withers Thomas

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

LOCK-UP SHOP WITH UPPER PART

TO LET OR FOR SALE

EAST STREET, WARE



LOCATION

This lock-up shop with upper parts is situated in East Street, Ware which runs parallel with the High Street. Although not a prime trading location in the true sense of the word, it is on a busy thoroughfare from Kibes Lane car park through to the High Street.

ACCOMMODATION

Shop:

13'6 x 38'9 (4.11, x 1.81m) with inset doorway, single fronted with display window.

Rear:

10'6 x 7' into 9'9 (3.20m x 2.13m into 2.97m) sink unit, stairs to:

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.

First Floor: 33' x 13' (10.05m x 3.96m) with w.c. at the rear.

TERMS This property is available, to let, on a new Full Repairing and Insuring lease, length to be agreed OR for sale freehold.

RENTAL £12,000 p.a. with rental payments made quarterly in advance with one quarters rental deposit.

PRICE £200,000

RATEABLE VALUE The rateable value is £6,200 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. 2/15G

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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