

# Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS  
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**APPROX. 1,200 SQ FT (111.48 M<sup>2</sup>)**  
**PERIOD CHARACTER OFFICES**  
**FOR SALE FREEHOLD**  
**BALDOCK STREET, WARE**



## LOCATION

Ware is an attractive market town, twenty miles north of London, by-passed by the A10 London-Cambridge trunk road which crosses the A414 east-west route immediately to the south of the town, then intersects with the M25 some ten miles further to the south. Ware rail station serves London Liverpool Street in approximately 45 minutes. Baldock Street is a northern extension to the High Street, and the property therefore enjoys a central location

**ACCOMMODATION** Main entrance door from Baldock Street to:

**GROUND FLOOR** Approximately 700 sq ft (65.03 sq m) predominantly open plan office, category II lighting, exposed beams, wood flooring, air conditioning/heating, separate kitchen area, male and female w.c. facilities and shower. Access to Cellar. Door to rear: courtyard area. Stairs to:

**FIRST FLOOR** Approximately 350 sq ft (32.52 sq m) separated into two offices, spot lights, exposed beams, fitted carpets, stairs to:

**SECOND FLOOR** Approximately 150 sq ft (13.94 sq m) storage area currently laid out into two rooms.

**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.

**TERMS** This property is available FOR SALE FREEHOLD.

**PRICE** £250,000.

**RATEABLE VALUE** The rateable value is £15,750 but interested parties' are advised to make their own enquiries with the local authority.

**LEGAL COSTS** Both 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. 1/9M**

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE



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