

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA

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RETAIL / OFFICE / D1 PREMISES

TO LET

EAST STREET, WARE



LOCATION

This property 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

Double fronted shop front.

Shop:

13'9 x 20'3 (less 5'6 x 6') open plan sales area. (4.1m x 6.1m less 1.6m x 1.8m)

Rear Store:

13'9 x 14'3 (less 8'3 x 6') rear sales area/storage area with kitchenette. (4.1m x 4.3m less 2.5m x 1.8m).

First Floor:

Office/D1 space totalling 368 sq ft, (34 sq m) laid out as 3 rooms.

Second Floor:

Office/D1 space totalling 352 sq ft (32 sq m) laid out as 3 rooms with bathroom.

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.

Outside:	Private enclosed parking for 2/3 cars. The property was previously used as a Doctors Surgery but could be used for a variety of uses, subject to any planning consents.
TERMS	This property is available, to let, on a new lease, terms to be agreed, on a full repairing and insuring basis.
RENTAL	£20,000 p.a. with rental payments made quarterly in advance with one quarters rental deposit.
RATEABLE VALUE	The rateable value is £13,500, 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. 4/206

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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