

Withers Thomas

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

TO LET

HIGH STREET, WARE



LOCATION

This attractive retail property is located on the corner of the High Street and Church Street, benefitting from a dual aspect frontage and close to traders such as Boots, Tesco and Costa Coffee. Ware Railway Station is within walking distance of the property with journey times to London Liverpool Street approximately 40 minutes. Ware's public car parks at Kibes Lane and the Library are both within a short distance.

ACCOMMODATION

16'9" x 28'9 (5.1m x 8.7m) MAX, with dual aspect window displays, lighting and power points throughout and storage room with WC facilities.

The property would suit a variety of A1 users.

TERMS

This property is available, to let, on a new full repairing and insuring lease, to be agreed, minimum term of 5 years.

RENTAL

£15,000p.a. with rental payments made quarterly in advance with one quarters rental deposit.

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.

RATEABLE VALUE The rateable value is £13,750 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.14/338F

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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