

# Withers Thomas

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

## COMMERCIAL INVESTMENT

### FOR SALE

### EAST STREET, WARE



#### LOCATION

The subject property is situated on the northern side of East Street, close to the junction with New Road and running parallel behind the high street (A1170). Forms part of Ware high street, itself located to the north of the River Lee. Nearby occupiers include Card Factory and Ware Library. Within a short walk is a Tesco superstore. Ware Mainline railway station is approximately 300m south of the property, providing services on the Greater Anglia line into London Liverpool Street or out to Hertford East. Surrounding properties comprise predominantly retail and the subject property is therefore in keeping with the general character of the area.

**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.

Ware is located in the County of Hertfordshire near to Hertford. It is approximately 9 miles north of junction 25 on the M25 motorway via the A10 and a similar distance from junction 7 (via the A414) of the M11 motorway. There is a British Rail Station at Ware that directly runs into London Liverpool Street station.

## **THE PROPERTY**

The subject property comprises a pair of retail units at ground floor with ancillary basement storage together with first and second floor offices over. The title includes the footpath known as Leaside Walk and the long leasehold interest in an upper floor flat.

## **ACCOMMODATION**

### **8 East Street**

Basement: Arranged as storage.  
Ground Floor: Arranged as retail area used as barber shop, stores, kitchenette and WC.

### **8A East Street**

Ground Floor: Arranged as retail area used as wool supplies, kitchenette and WC.

### **8B East Street**

Ground Floor: Access door leading to stairs up to first floor.  
First Floor: Arranged as offices, separate male and female WCs and kitchenette.  
Second Floor: Arranged as offices/meeting room.

We did not inspect 10 Leaside Walk. This is sold on a long leasehold basis (£200 ground rent).

## **LEASES**

### **8 East Street**

Let to K McAteer-Forsyth for a term of three years from September 2015 at a rent of £10,000. We understand the lease in internal repairing and insuring terms only. We have been provided with a one-page agreement between your customer as landlord and the above-mentioned tenant to commence for a period of three years from 8 September 2018 at a rent of £10,000 per annum plus VAT. The agreement states that the lease is to be full repairing and insuring but to exclude repairs to structure, with rates and all utility supplies to be the responsibility of the tenant. Alterations are not permissible without the landlord's consent. The landlord will offer a break clause to the lease giving a clear three months' notice. The property cannot be sub-let or assigned without the landlord's consent.

### **8A East Street**

Let to Crates of Wool Limited at a rent of £10,000 on an internal repairing and insuring lease for a term of three years from 31 July 2017. This is recorded by way of a single page agreement which is unsigned but assumed to be on the same terms as the above property save for the tenancy having a break after one year upon giving not less than two months' notice.

**8B East Street**

Let to Grape Escapes Limited at a rent of £14,000 per annum exclusive by way of an internal repairing and insuring lease for a term of three years from 1 December 2021. The lease therefore expires this year. We have been provided with signed heads of terms stating that the lease is on full repairing and insuring terms excluding repairs to structure and roof with the repairing obligations limited to being in no worse condition than as evidenced by pictures. The permitted use is as offices and the premises are not to be sub-let.

**Rental Income £34,200pa**

**PRICE**

**£475,000 freehold**

**LEGAL COSTS**

Parties to cover their own costs.

**VIEWING**

Strictly by appointment only through:

**WITHERS THOMAS**

**CHEQUERS HOUSE**

**WATTON ROAD**

**WARE**

**HERTS, SG12 0AA**

**TEL: (01920) 469211**

**Folio No. 3/695W**

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

***SPECIALISTS IN ALL FORMS OF VALUATION AND SURVEY WORK  
FIND US ON TWITTER AND FACEBOOK***

