

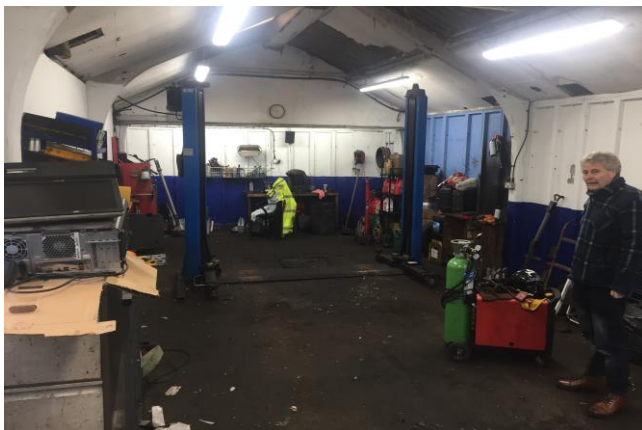
# Withers Thomas

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

## 535SQ FT (49.7m<sup>2</sup>) CAR REPAIR WORKSHOP WITH PARKING

### TO LET

### FOLLY WHARF, FOLLY ISLAND, HERTFORD, HERTFORDSHIRE



### LOCATION

This property has been used as a car repair workshop since 1956 and is situated on a small estate on Folly Island, Hertford, in a town centre location within walking distance of all the town's amenities.

Hertford benefits from two railway stations serving London Liverpool Street and London Kings Cross. Road communications are also excellent.

**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.

**ACCOMMODATION**

15'6 x 34'6 (4.7m x 10.5m) car repair workshop with covered storage off. 3-phase electricity, strip lighting and shared WC facilities en bloc.

Outside there is a parking area for four/five vehicles.

Waste oil tank.

**TERMS**

This property is available To Let on a three-month rolling basis with easy-in/easy-out terms.

**RENTAL**

£650 p.c.m to include rent and rates. Water and sewerage is circa £100 per annum.

**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. 34/020**

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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