

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS

Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA

Tel: 01920 469211 www.witherstomas.co.uk

2,683 SQ FT (249.26 SQ M) WAREHOUSE SPACE
WITH RETAIL USE

TO LET

THE GREEN, KINGSWAY, WARE



LOCATION

This warehouse unit with retail use is located at The Green, Kingsway, Ware to the rear of a small community shopping parade with tenants including Martin the Newsagent, Londis, The Chefs Table and Walton Lodge Veterinary Centre. It is a short distance from Ware town centre and the A10 London-Cambridge north-south route is five minutes from the property.

ACCOMMODATION

2,683 sq ft (249.26 sq m) predominantly open plan warehouse space with strip lighting.

WC facilities

TERMS

This property is available to let on a new full repairing and insuring lease on terms to be agreed. The landlord will grant 3 months rent free period.

RENTAL

£15,000 p.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 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.

RATEABLE VALUE

The rateable value is £7,300 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. 23/006A

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

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