



Location

The premises is located in Ware in close proximity to the train station which is a popular commuter station. Ware has excellent train services into London with a fastest journey time of approximately 46 minutes to London Liverpool Street.

Multiple retailers located in Ware include Tesco Superstore, Costa Coffee, Sainsbury's Local, Peacocks, Simmons Bakery and Boots Chemist. The adjacent parade (4-18 Amwell End) is to be redeveloped to provide 32 residential units with ground floor commercial. This will significantly improve the appearance of Amwell End.

Description

The property will comprise a newly built ground floor retail unit, finished to shell specification with hoarding to the shop-front. The property benefits from free on-street parking on Amwell End, close proximity to the train station.

Practical Completion is anticipated during Q2 2020. The property has A1 and A2 consents but it is considered to be suitable for D1 and D2 uses subject to planning.

Accommodation

The property has the following approximate floor area:-

Ground Floor 3,703 Sq. ft 344 Sq. m

Tenure

The property is for sale by way of a 999 year lease.

The property is also available on a new lease from the freeholder on terms to be agreed.

Price / Rent

Upon application.

EPC

The EPC will be commissioned following practical completion.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Rates

The rates to be reassessed following completion of the works. For more information please refer to the Local Charging Authority. East Herts Council 01279 655 261

VIEWINGS - Strictly by appointment

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