

COMMERCIAL ESTATE AGENTS & VALUERS

**PROMINENT SHOP**

**TO BE LET**

**11 HIGH STREET, WARE, HERTS SG12 9BP**

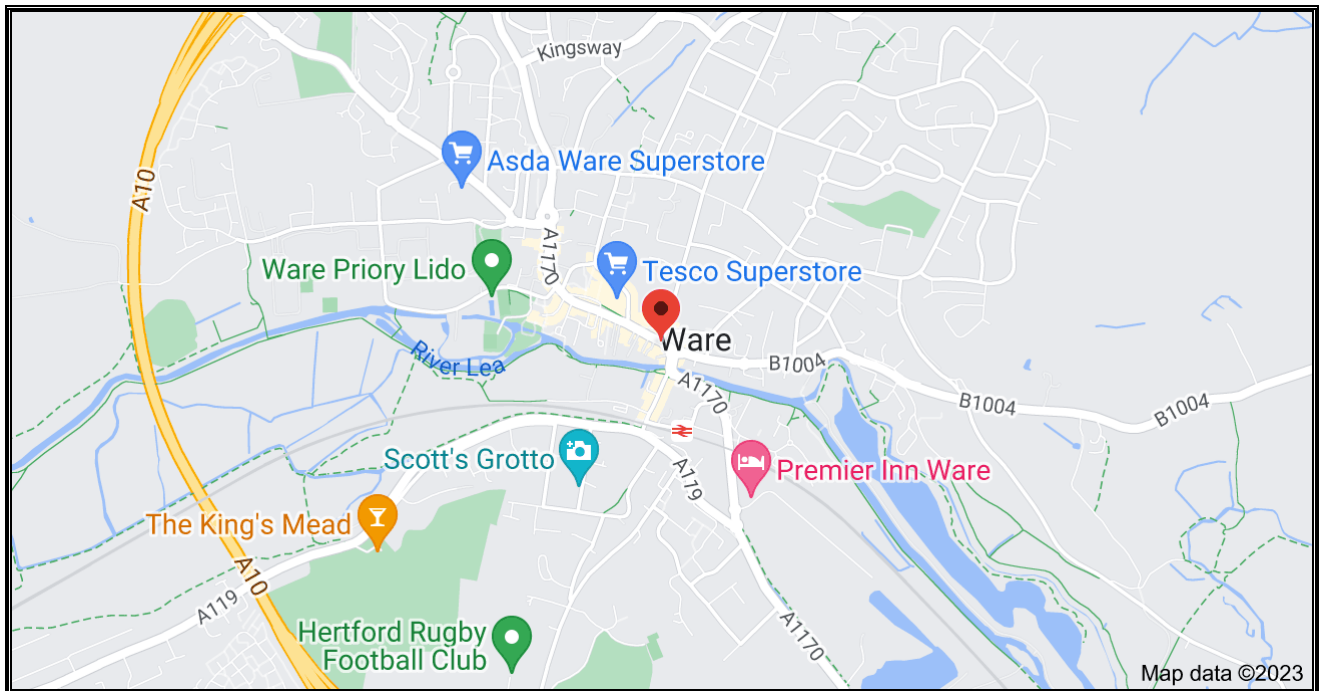


All transactions are Subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



**LOCATION**

The property is situated towards the southern end of the High Street, close to the junction with Star Street.

Ware is a vibrant town situated just east of the A10 and circa 13 miles North of the M25. The railway station which serves London's Liverpool Street Station, via Tottenham Hale (Victoria Line) is close by

The town centre has several national and independent retailers including Sainsburys, Tesco, Card Factory, Ladbrokes and Subway.

**ACCOMMODATION**

Comprises a lock up shop affording the following approximate dimensions and floor area:

Gross Frontage	18'0"
Internal width	16'3" narrowing to the rear to 8'6"
Shop depth	68'0"
Trading area	900 sq ft approx..

There is a service yard together with parking access via an arch from the High Street.

**LEASE**

A new full repairing and insuring lease is to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

**RENT**

£22,000 per annum exclusive.

**RATES**

To be reassessed.

**EPC**

To be confirmed.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred.

**VIEWING**

Strictly by appointment through sole agents a above.



Rear vehicular access



Picturesque River Lea behind the premises

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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
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