

# 1 BALDOCK STREET, WARE, SG12 9DH



**A HIGH PROFILE ROADSIDE  
TOWN CENTRE COMMERCIAL/  
RETAIL INVESTMENT  
OPPORTUNITY**

**£295,000**

**FOR SALE FREEHOLD**

www.paulwallace.co.uk

**LOCATION:**

1 Baldock Street stands at the far western end of the A1170 Ware High Street at its junction with Priory Street immediately opposite St Mary's Church.

Ware is a historic town centre hosting occupiers including Asda, Tesco, Simmons Bakery, Boots, Costa Coffee, Ware Coffee Lab and Andrews Pharmacy.

Glaxo have a major international facility at the far end of Priory Road and Hertford Regional College fronts the A119 Hertford Road.

The town is served by numerous public car parks including those to the rear of Ware Library, Baldock Street, Broadmeads and Kibes Lane. The Tesco car park which is accessed off New Road is available for short term visitors shopping.

There are swift connections to the A414 and A10 dual carriageway highways network. There is rail service into London Liverpool Street available from Amwell End.

**DESCRIPTION:**

1 Baldock Street is a Grade II listed property and holds an extremely prominent corner location just off the far western end of Ware High Street arranged over 4 levels.

- \* A tidy commercial/retail investment
- \* Freehold for sale
- \* Potential future small scale redevelopment options
- \* Commercial parts let and producing £17,500 per annum exclusive
- \* Upper floor 1 bedroom flat already sold off on a 99 year long leasehold basis
- \* The lease on the flat was extended to 189 years from 29 September 1985
- \* Commercial areas total circa 1,817 sq ft
- \* Commercial parts extremely well maintained
- \* Upper floor flat not inspected

**FLOOR AREAS:**

We have been advised on the following approximate floor areas:

Basement	-	350 sq ft
Ground floor	-	720 sq ft
First floor	-	747 sq ft
Second floor	-	Uninspected



**TENANCIES:**

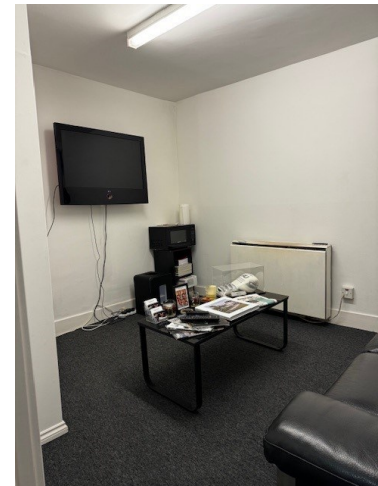
The basement, ground and first floor commercial areas are let for a term of 16 years commencing 5 October 2011 with 4 yearly rent reviews. The October 2023 rent review remains unimplemented. The current passing rent is £17,500 per annum exclusive.

The upper (second) floor flat has been sold on a 99 year lease from 29 September 1985. By a registration dated 11 May 2021 the lease on this flat was extended to 189 years from 29 September 1985.

The commercial shop parts trade as a nail & beauty/massage salon.

<b>TENURE:</b>	Freehold for sale subject to the tenancies as referred to. The freehold is held under title number HD197881. The long leasehold flat is held under title number HD599785.
<b>PRICE:</b>	£295,000, subject to contract only.
<b>VAT:</b>	Not applicable.
<b>AGENTS NOTE:</b>	Copies of the title documentation and full lease copies and basic floor plans for the commercial parts available upon request.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.
<b>EPC:</b>	TBA.
<b>RATEABLE VALUE:</b>	We are advised upon a rateable value of £12,250 with effect 1 April 2023 for the ground floor commercial retail areas. We are advised upon a rateable value of £6,600 with effect 1 April 2023 for the first floor commercial areas. The top floor flat is subject to council tax payable by the owner
<b>VIEWING:</b>	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

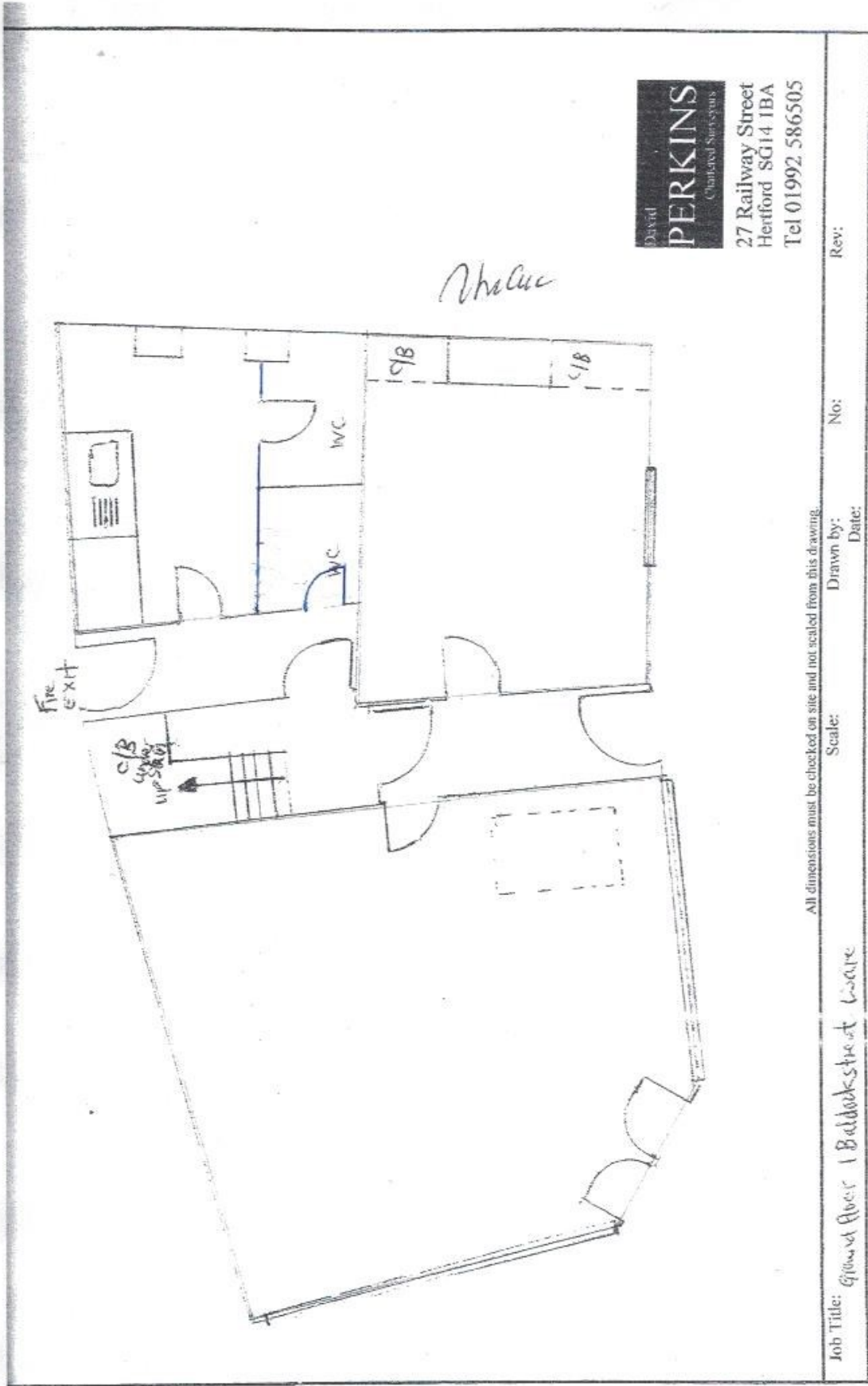
**C4825**



#### MISREPRESENTATION ACT

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- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
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*Value*

David  
**PERKINS**  
Chartered Surveyors

27 Railway Street  
Hertford SG14 1BA  
Tel 01992 586505

Rev:

No:

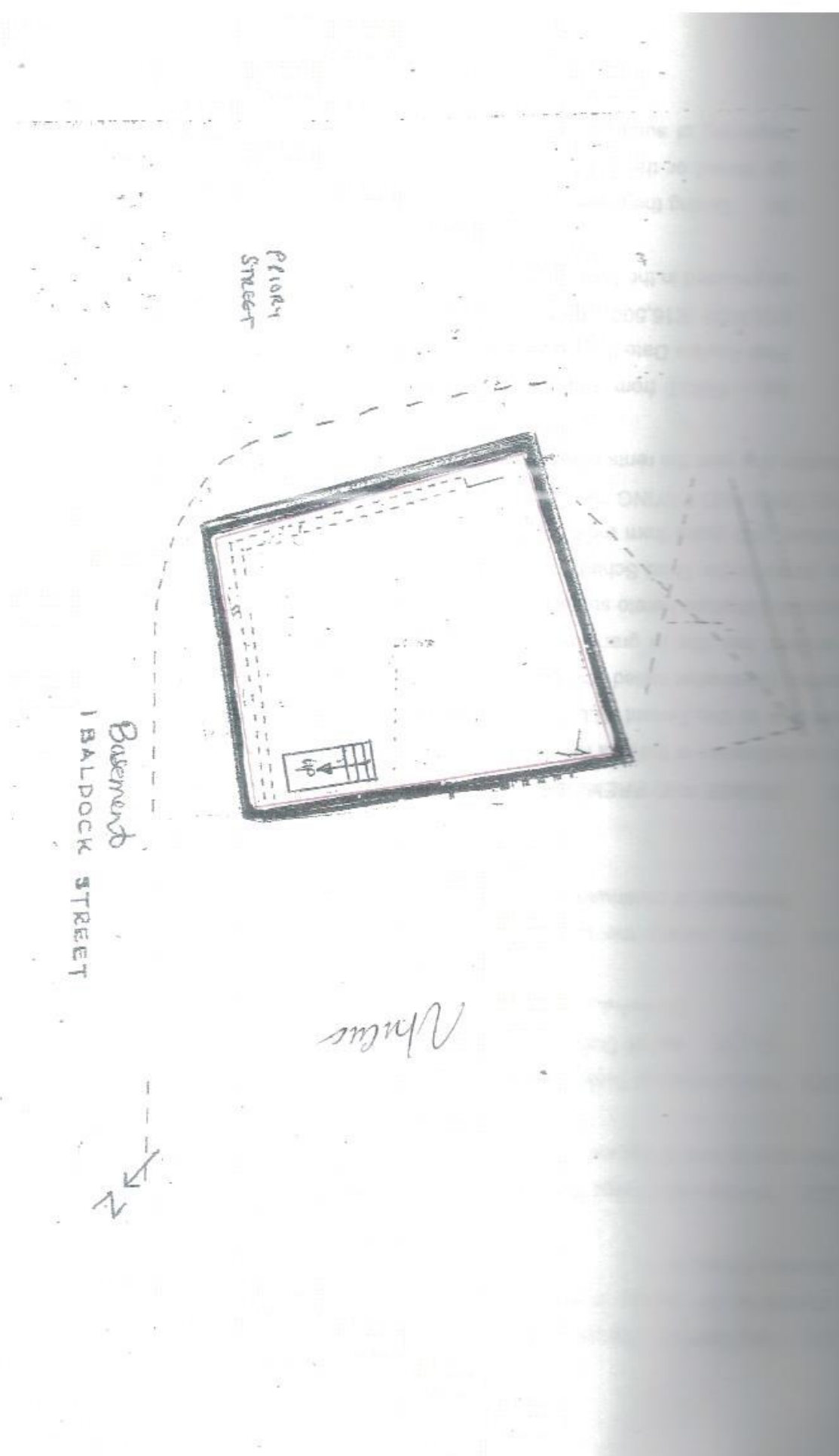
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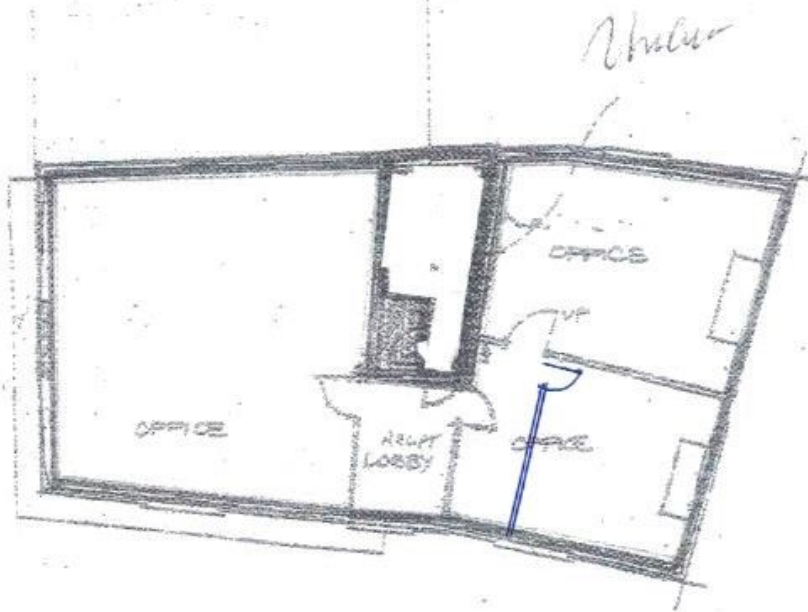
Date:

Scale:

All dimensions must be checked on site and not scaled from this drawing.

Job Title: *Ground Floor 1 Baldock Street Luton*





FIRST FLOOR 1 Baldock St Ware