

**Withers
Thomas**

40
YEARS

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
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RETAIL INVESTMENT

FOR SALE

AMWELL END, WARE



LOCATION

Although not in the High Street, this property occupies a very busy secondary trading position within the market town of Ware, Amwell End being virtually unique having on street car parking, large public car parks nearby in Broadmeads and providing the southern entrance to the town for all of the residential areas to the south. It is also on the main route to the Ware town station which is a main commuter route serving London Liverpool Street in 45 minutes (150 yards from the station), and also has the benefit of a high footfall due to the location of Hertford Regional College and Presdales School immediately to the south.

Close by in Amwell End are a range of other local convenience traders.

A double fronted shop property providing excellent trading space together with an office to the rear and further storage with alley way to the side providing self-contained access to large garden at rear and first floor flat above.

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 any 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.

THE PROPERTY The property comprises a double fronted lock up shop and first floor flat, both let, producing an income of £19,000 per annum.. The lease can be reviewed on request.

ACCOMMODATION

SHOP Double fronted shop unit with a frontage of 17' (5.20m) and gross depth of 40' (12.20m). Fully fitted as a newsagents.
Office 110 sq ft
Store 198 sq ft

FLAT The residential element comprises self-contained accommodation of three bedrooms, living room, kitchen and bathroom together with a good sized garden. Access is via a passageway and metal staircase.

GARDEN Large garden to the rear.

LEASE Let to Alliance Property Holdings Ltd (T/A Morrisons) expiring February 2026 at a rental of £19,000pa.
W M Morrison Supermarkets Ltd act as guarantor.

PRICE £299,995 (freehold)

LEGAL COSTS Parties to cover their own costs.

VIEWING Strictly by appointment only through:
WITHERS THOMAS
CHEQUERS HOUSE
WATTON ROAD
WARE
HERTS, SG12 0AA

TEL: (01920) 469211

Folio No. 14/323N

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