Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA Tel: 01920 469211 www.withersthomas.co.uk

LOCK-UP SHOP

TO LET

AMWELL END, WARE



LOCATION

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.

ACCOMMODATION

SHOP Double-fronted shop unit:

Ground floor retail unit 715 sq.ft (66.50 sq.m)

Shop width 18 feet (5.5 m) Built depth 38 feet (12 m)

Office 115 sq.ft !11 sq.m)

Toilet to rear

Store 185 sq.ft (17.3 sq.m)

TERMS This property is available, to let, on a new FR & I lease, for a

period up to 10 years, terms to be agreed.

RENTAL £22,500 pax. (Available from March 2026)

LEGAL COSTS The ingoing tenant will be required to provide an initial deposit of

£500.00, which will be non-returnable in the event of the prospective tenant withdrawing from the transaction. On completion of the lease the amount will be credited against the

initial rental payment.

VIEWING Strictly by appointment only

through:

WITHERS THOMAS Roger Richards Management

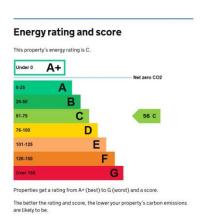
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