

# Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS  
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**492 SQ FT (45.8sq m) OFFICE WITH PARKING**

**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.

## ACCOMMODATION

Private entrance to the rear, stairs to:

### First Floor:

Open plan main office totalling 422 sq ft (39.2 sq m) with excellent natural light, false ceiling, power points, air conditioning.

Private office of 71 sq ft (6.6sq m).

**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 and 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.

Kitchen and two W.C.s

One private parking space.

**TERMS**

This property is available, to let, by way of a sub-lease to May 2030.

**RENTAL**

£7,500 p.a. with rental payments made quarterly in advance with one quarters rental deposit.

**RATEABLE VALUE**

The rateable value is yet to be split from the ground floor shop.

**LEGAL COSTS**

All parties' legal expenses to be paid by the ingoing tenant(s).

**VIEWING**

Strictly by appointment only through:

**WITHERS THOMAS  
CHEQUERS HOUSE  
WATTON ROAD  
WARE  
HERTS, SG12 0AA**

**TEL: (01920) 469211**

**Folio No. 2/26E**

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

***SPECIALISTS IN ALL FORMS OF VALUATION WORK***