

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
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FREEHOLD AND PROFITABLE JEWELLERY BUSINESS WITH ACCOMMODATION **(ESTABLISHED 1890)**

FOR SALE FREEHOLD

HIGH STREET, WARE



LOCATION

The property is situated in central trading position in Ware High Street. It is close to the Post Office and many thriving local traders. The Kibes Lane car park is close by for short term pay and display parking. Ware is approximately 23 miles north of central London and by-passed to the west by the A10 north south route and to the south, the A414. The M25 is 12 miles to the south. Rail services are available with journey times to London Liverpool Street of 45 minutes.

ACCOMMODATION

Shop:

27' x 10'6 (8.2m x 3.2m) overall with arcade style frontage, wood flooring, exposed beams, partition to the rear,
Leading to office 6'6 x 7' (1.9m x 2.1m) with w.c. off. (currently fitted out as a jewellers with under stairs safe)

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.

First Floor:	Residential unit approached via first floor terrace and walkway, door to kitchen, central hallway with stairs up, lounge to front.
Second Floor:	One double and one single bedroom with bathroom and w.c.
	The business has been trading since 1890 and has an excellent reputation.
TENURE	It is understood that the property is freehold and free from any encumbrances on a vacant possession basis of the retail area. The residential accommodation is let on a periodic tenancy at a rental of £825pcm.
TERMS	This property is available, for sale freehold to include the existing, long established business with a turnover of circa £250,000.
PRICE	£550,000
RATEABLE VALUE	The rateable value is £8,200 . Council Tax Band: B.
LEGAL COSTS	Parties to cover their own costs.
VIEWING	Strictly by appointment only through: WITHERS THOMAS CHEQUERS HOUSE WATTON ROAD WARE HERTS, SG12 0AA adam@witherstthomas.co.uk

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ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

SPECIALISTS IN ALL FORMS OF VALUATION WORK