

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire SG12 0AA
Tel: 01920 469211 Fax: 01920 462916 www.witherstomas.co.uk

LOCK-UP SHOP

TO LET

8A EAST STREET, WARE

- LOCATION:** This excellent renovated period lock-up shop is centrally located very close to the High Street on a pedestrian thoroughfare which enjoys a very high level of passing trade. All the town's public car parks are nearby as are major traders such as Tesco, Boots the Chemist, Simmons Bakers and all the town's major banks.
- ACCOMMODATION:**
- Shop:** 17' x 33' 561 sq ft
(5.18m x 10.05m) (52.12 sq m)
- Attractive window display, feature brick fireplace, exposed beams, spot lighting, wood effect flooring, partitioned changing rooms/store.
- Rear Lobby:** Sink unit, cold water supply, leading to:
- W.C:** Low level w.c. suite and wash hand basin.
- TERMS:** This property is available to let, on a new lease, by negotiation.
- RENTAL:** £10,500 p.a. exclusive plus VAT.
- RATEABLE VALUE:** £7,900 which means the rates payable are approximately £3,634, but interested applicants are advised to make their own enquiries with the local authority.
- LEGAL COSTS:** All parties' legal costs to be borne by the ingoing tenant.
- VIEWING:** Strictly By Appointment Only Through:
WITHERS THOMAS TEL: 01920 469211
- VAT:** VAT is payable on this shop.

FOLIO NO. 3/6950

Partners: A.K. Thomas, C.A. Thomas
Chartered Surveyors: A.P. Cayford F.R.I.C.S., J.J. Bishopp F.R.I.C.S.

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 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.