



Retail Unit | TO LET

552 sq ft | 51.32 sq m (approx.)

76 – 78 High Street, Ware, Hertfordshire SG12 9AT

- CG** Attractive Grade II Listed retail shop, in popular Hertfordshire town
- CG** Prime town location with excellent passing footfall
- CG** Available via a new FRI lease on terms to be agreed

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Location

The property is located in the popular historic market town of Ware, with prime location in the heart of the High Street. Ware has a great selection of independent retailers, along with a few national operators, as well as a thriving café and restaurant culture.

Ware benefits from highly rated schools, good healthcare services and a range of leisure amenities — all of which contribute to its appeal among families and retirees, and which support steady footfall in the town centre. It is also popular with commuters for these reasons and offers excellent rail links to London (approximately 45 minutes to Liverpool Street).

Description

The ground floor property benefits from a prominent High Street frontage that is glazed, with both front and rear access, providing excellent natural light into the space. Notably, it is positioned directly opposite the entrance to Tesco at the rear, a major draw within the town centre, giving the shop great visibility. The shop is an ideal retail space that benefits from a storeroom, kitchenette and staff toilet to the rear. There is also a basement which we understand would be suitable for storage only.

Accommodation

Retail area	461 sq ft	42.85 sq m
Storeroom & kitchenette	91 sq ft	8.47 sq m
Basement	TBC	TBC
Total	552 sq ft	51.32 sq m
ITZA	361 sq ft	



Rent

£15,000 per annum.

VAT

The rent is subject to VAT.

Business Rates

The property has a rateable value of £15,000. Tenants may be able to benefit from small business rates relief. Interested parties should make their own enquires with East Herts Council to see if they are eligible.

EPC

TBC

Services

We understand that mains electricity, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Terms

The property is available by way of a fully repairing and insuring lease on terms to be agreed. **Please note no takeaway or hot food operators.**

Viewings

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