

3 Baldock Street, Ware, Herts SG12 9DH

# OFFICE & TWO-BED DUPLEX FLAT

## FOR SALE

1,530 sq ft / 144 sq m



- Ground floor office with private meeting room
- Modern two-bed duplex apartment
- A short walk from Ware train station and the town centre

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

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#### LOCATION

Baldock Street is a central road located in the historic market town of Ware, Hertfordshire. This street is a part of the town's core, lined with a mix of charming period buildings, local shops, cafes, and restaurants, reflecting both Ware's heritage and modern living.

The mainline train station into London is only a 10-minute walk away. Ware is also easily accessible by car with the A10 skimming the town which provides easy access to the M25 (London), A414 (Harlow) and Cambridge to the north.

#### DESCRIPTION

Baldock Street typically showcases Georgian and Victorian influences, contributing to the picturesque character of the town.

The property is Grade II listed and comprises office accommodation on the ground floor and a two-bedroom duplex appartement on first and second floors which was converted to residential in 2019 and provides modern converted space with character features.

The property could be perfect for an office occupier who wished to receive an income from the residential property above (approx. £1,350 pcm), or a developer who wished to apply for planning to convert the office to residential.

The ground floor office accommodation benefits from an open plan area with a beautiful brick fireplace, private office, WC and kitchen.

The first floor residential has been converted to provide modern accommodation and includes a spacious kitchen diner, shower room, lounge and main bedroom. The converted loft on the second floor offers a second bedroom and walk in wardrobe.

#### ACCOMMODATION: (approximate only)

The property has been measured on a gross internal basis as follows:

Ground Floor	775 sq ft	72 sq m
First Floor	592 sq ft	55 sq m
Second Floor	183 sq ft	17 sq m
<b>TOTAL</b>	<b>1,530 sq ft</b>	<b>144 sq m</b>

#### PRICE

£435,000 – VAT is not applicable

#### OFFICE - RATEABLE VALUE

From the Local Rating Authority website, we understand the premises are assessed for business rates as follows: £8,200 is the Rateable Value \*UBR rate of 0.512 = £4,198.40 approx. payable. Small business rate relief may apply depending on your eligibility, please make enquiries with East Herts Council.

#### RESIDENTIAL COUNCIL TAX

Band C

#### EPC

Energy Performance rating – C

#### LEGAL COSTS

Each party to bear their own legal costs.

#### VIEWINGS

For further information please contact:

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