

TO LET
75 HIGH STREET
WARE SG12 9AD



**FORMER BANK PREMISES
WITH ANCILLARY ACCOMMODATION
SUITABLE FOR A RANGE OF USES (stpp)**

Please refer to the important notices overleaf

01279 620 200

dww.co.uk

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
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- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

DESCRIPTION:

The Property comprises a Grade II Listed former bank considered suitable for a wide range of retail, financial services, and potentially restaurant uses with ancillary storage and potentially residential accommodation. The property currently comprises a ground floor former banking hall together with ancillary staff and office accommodation behind, first floor offices and former kitchen facilities, and a range of outbuildings to the rear.

The property enjoys extensive frontage to the High Street.

LOCATION:

The Property is situated within the High Street. Occupiers within the town include Costa Coffee, Simmonds the Bakers, Greggs, Subway, Peacocks, and Boots.

Ware is situated to the East of the A10 London to Cambridge trunk road. The town benefits of a railway station within walking distance of the premises, and the High Street is served by a number of car parks including a public car park almost directly behind the subject premises.

ACCOMMODATION:

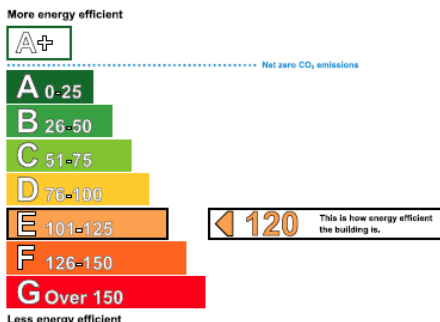
The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground floor	1,441 sq ft	133.9 sq m
First floor ancillary	1,339 sq ft	124.4 sq m
Rear outbuildings	903 sq ft	83.9 sq m
TOTAL	3,683 sq ft	342.2 sq m

FEATURES:

- Extensive frontage to the High Street
- A range of outbuildings offering useful additional storage
- Potential residential accommodation at first floor
- Suitable for a range of uses including A1/A2 and possibly A3
- Rear loading and car parking

EPC:



A18038/May-19

IMPORTANT NOTES FOR INTERESTED PARTIES

- *Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (East Herts Council 01279 655621).
- *Rates. Applicants are referred to the Local Billing Authority (East Herts Council 01279 655621) to satisfy themselves as to their likely rates liability.
- *VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- *Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- *Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- *Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- *Please refer to the misrepresentation clause at the top of this page.

TERMS:

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

RENT:

On application

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £33,750.

Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE:

Not applicable

LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

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