

## TO LET - OFFICE



**81 B/C High Street, Ware, Hertfordshire, SG12 9AD**

**858 SqFt (79.90 SqM)**

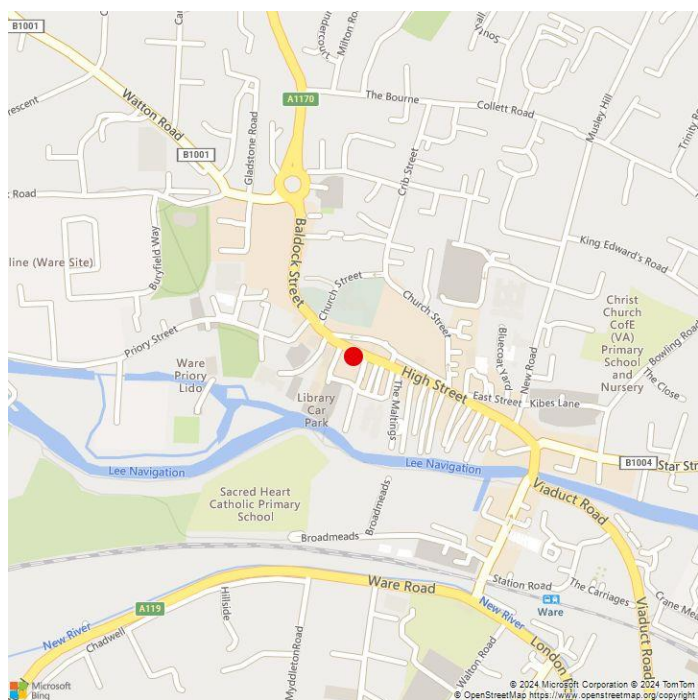
**£14,600 per annum**

- Town Centre Location
- Character Building
- Kitchen
- Self-contained office
- Should qualify for small business rates relief

## Location

Located in the High Street in Ware, the town centre offers an eclectic mix of local retailers and eateries. Within walking distance to Ware railway station which has direct route to London's Liverpool Street.

Ware is situated to the East of the A10 London to Cambridge trunk road approximately 10 miles north of Junction 25 of the M25. The A414 is approximately 2 miles from the property and serves Harlow and Chelmsford to the East and the A1 and M1 to the West.



## Description

An attractive self-contained two storey office building in the centre of Ware. The property is Grade II listed and has a number of original features.

The property is split into four rooms, along with a reception area, WCs on both ground and first floor and a kitchen.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at an asking rental of £14,600 per annum. The property is elected for VAT.

## Accommodation

Accommodation	Sq Ft	Sq M
Second Floor	858	79.90

Areas quoted are approximate and should not be held as 100% accurate.

## Service Charge

There is a service charge for a contribution towards the external and communal parts repair and maintenance together.

Please contact for more information

## Business Rates

From verbal enquiries, we understand the current rateable value is £8,700. This property should qualify for small business rates relief.

## EPC

D - 76

## Viewings

For viewings and further information please contact:

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