

# TO LET

858 Sq Ft (79.71 Sq M)

- Character Office Building - Grade II Listed
- Self-contained
- Town Centre Location
- Should qualify for small business rates relief



**81 B/C**

**High Street, Ware, SG12 9AD**

**>D KirkbyDiamond**

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## 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

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Google Maps

Click here



## 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 available on a new full repairing and insuring lease for a term to be agreed at a rent of £14,600 pa exclusive. VAT is payable on the rent.



## ACCOMMODATION

|       |            |           |
|-------|------------|-----------|
| Total | 79.71 SQ M | 858 SQ FT |
|-------|------------|-----------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D - 76

**Business Rates:** From enquiries we understand that for the current year the rateable value is £8,700 per annum. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** This is a contribution towards the external and common part repair and maintenance. Further information available on request.

## CONTACT:



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