FREEHOLD SHOP INVESTMENT FOR SALE

brasier freeth
CHARTERED SURVEYORS

Wentworth Lodge
Great North Road
Welwyn Garden City
Hertfordshire - AI8 7SR

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44 HIGH STREET, WARE SG12 9BY

INVESTMENT SUMMARY

- Let to the established charity, Isabel Hospice Ltd, for 20 years
- Located in the attractive town centre of Ware
- Long term residential development potential to first and second floor
- Prominent High Street position with return frontage
- Producing a rent of £22,500 pa exclusive
- Offers invited in the region of £350,000 plus VAT, if applicable, which reflects an attractive net initial yield of 6.21%

DESCRIPTION

The property comprises an attractive, Grade II Listed Building, arranged over ground, first and second floors. The ground and first floors are used as sales accommodation and the second floor used as ancillary storage.

There is an external door to the rear elevation to East Street which could potentially provide direct access to self-contained first and second floors.

ACCOMMODATION

The property has the following approximate Net Internal Areas:-

Ground Floor	44.4 sq m	477 sq ft
First Floor	40.9 sq m	440 sq ft
Second Floor	15.8 sq m	170 sq ft
Total	**101.1 sq m**	**1,087 sq ft**

VIEWING | Strictly by appointment through this office with:

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LOCATION

Ware is an attractive Hertfordshire commuter town, situated to the east of the A10. The M25 (Junction 25) is approximately 10 miles to the south.

Ware Railway Station is approximately 6 minutes' walk from the property and offers excellent train services into London with a fastest journey time of approximately 46 minutes to London Liverpool Street.

Multiple occupiers located in Ware include **Tesco**, **Costa Coffee**, **Sainsbury's Local**, **Peacocks**, **Simmons Bakers** and **Boots The Chemist**.

TENANCY

A new lease is to be granted to Isabel Hospice Ltd for 20 years at a rent of £22,500 per annum exclusive.

The lease will be subject to 5 yearly upwards only rent reviews and 5 yearly tenant only break options.

The tenant will covenant to keep the premises in good tenantable repair and no worse condition than at the grant of the lease.

A copy of the draft lease is available upon application.

COVENANT

Isabel Hospice Ltd are a charity specialising in enhancing the quality of life of patients living with life limiting illnesses. The charity has 18 shops plus a warehouse/office headquarters in Welwyn Garden City.

For the year ending 31st March 2018, Isabel Hospice had total income of £7,700,000 and net assets of £5,933,000.

PRICE

£350,000 plus VAT (if applicable) equating to an attractive net initial yield of **6.21%** assuming purchasers' costs of 3.50%.

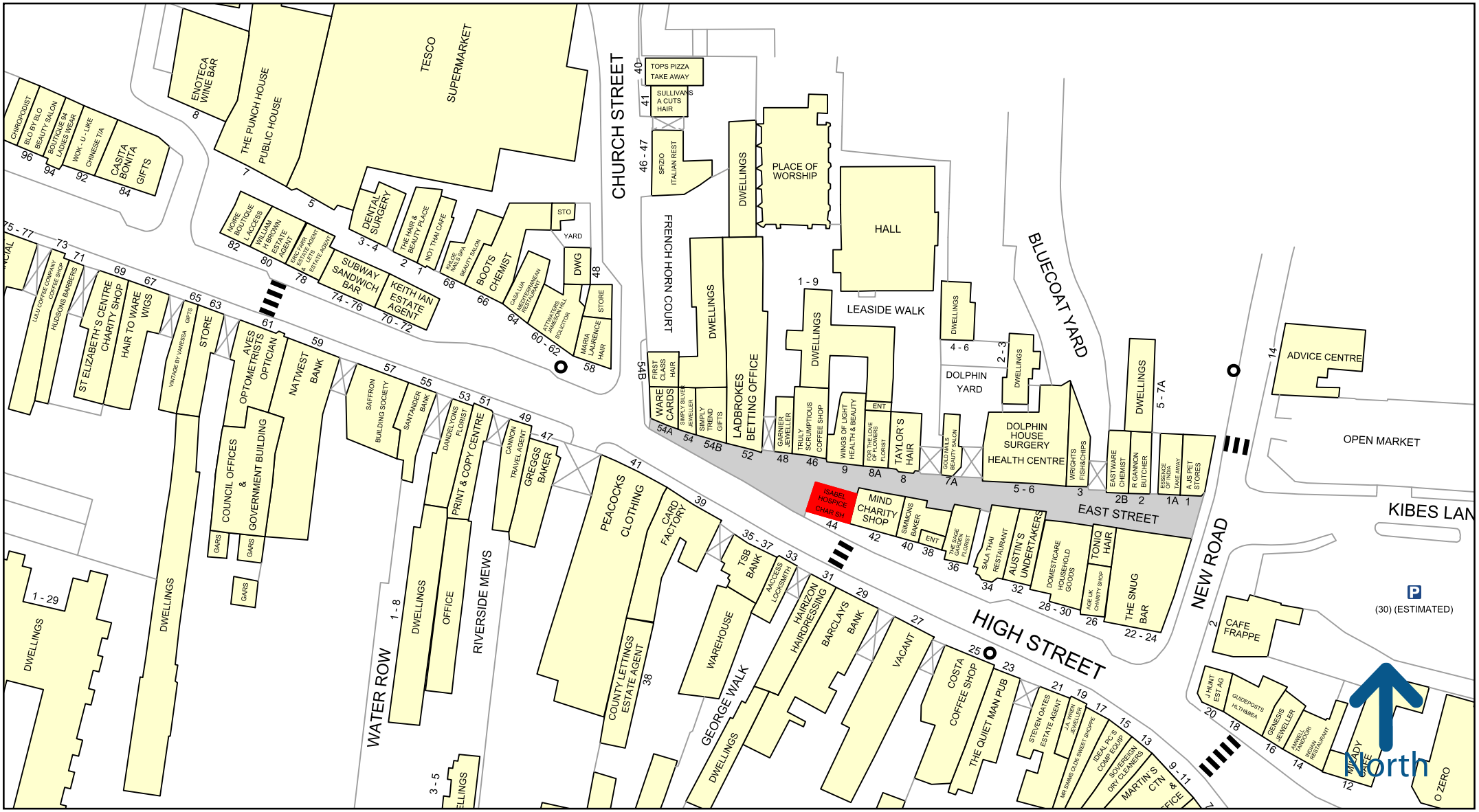
EPC

Details available upon request. Rating - D - 88.

WGC002991

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices/rents are quoted exclusive of VAT which may be payable. Regulated by RICS.

Ware



50 metres

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Created By: Brasier Freeth

Map data

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