

7 BRIDGEFOOT, WARE, SG12 9BS



**A PROMINENT COMMERCIAL
SHOP UNIT OVERLOOKING BUSY
TOWN CENTRE JUNCTION**

725 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

Ware is an historic market town situated alongside the A10 dual carriageway whilst hosting a major GSK complex and Hertford Regional College.

The A414 east west route skirts the town to the south providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. The M25 is 10 miles to the south.

7 Bridgefoot stands at the eastern end of Ware High Street overlooking the busy roundabout junction opposite the Waterside Inn public house and Sainsbury Local.

Other retailers represented in the town include Tesco, Mr Simms, Boots, Simmons Bakery, Post Office, Costa Coffee and a strong and varied line up of local retailers and restaurants.

There are numerous town centre public car parks at Broadmeads, Kibes Lane, Burgage Lane and Baldock Street, whilst Tesco also has a large town centre car park.

Network Rail provides a London Liverpool Street service via Tottenham Hale with it's Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION:

An all ground floor commercial shop/retail premises having a large plate glass window display.

Internally the shop is currently set out and partitioned to facilitate the use as a beauty salon but is capable of producing an entirely open plan sales area.

Maximum built depth	-	58'
Maximum internal width	-	16'
Total	-	725 sq ft

All floor areas and dimensions are approximate.

- * Fully glazed shop front
- * Large shop fascia
- * Electric front security shutter
- * Security entry door system
- * Toilet
- * Floor coverings
- * Suspended ceilings
- * Lighting



TERMS:	To let on a new lease.
COMMENCING RENT:	£15,000 per annum exclusive.
VAT:	TBA.
RATEABLE VALUE:	We are advised upon a rateable value of £11,750 with effect 1 April 2023. Up to 100% ratings relief may be available. Interested parties are advised to verify this information at www.tax.service.gov.uk/business-rates-find/valuations/start and further enquire as to the availability of small unit business rate relief as may be available.
EPC:	To follow.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

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