paulwallace commercial
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19 & 19A HIGH STREET, WARE, SG12 9BP









A VACANT POSSESSION FREEHOLD SHOP & FLAT IN BUSY TOWN CENTRE POSITION

MAY SUIT TAKE-AWAY & OTHER USES STP

FOR SALE FREEHOLD

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LOCATION:

Ware is an historic market town situated alongside the A10 dual carriageway and 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.

Number 19 stands towards the eastern end of the High Street near immediately opposite its junction with New Road and just a few steps from the roundabout junction opposite the Waterside Inn public house and Sainsbury Local.

Other retails represented in the town include Tesco, Mr Simms, Boots, Simmons Bakery, Post Office, Costa Coffee, The Banking Hub 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 its Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.





DESCRIPTION:

A prime High Street retail and residential building.

The building is Grade II listed with an all ground floor level retail premises fronting the High Street with self contained two storey split level residential accommodation above which has its own self contained rear access.

Ground floor retail	-	350 sq ft
First & second floor residential	-	Unmeasured

All floor areas and dimensions are approximate.

* Pretty shop frontage
* Security grille to front door
* Period internal features
* WC to retail area
* Flat - uninspected



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TENURE:	The whole for sale freehold with vacant possession.
PRICE:	Reduced to £395,000, subject to contract only.
VAT:	TBA.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
EPC:	To follow.
RATEABLE VALUE:	We are advised upon a rateable value of £7,600 with effect 1 April 2026 for the ground floor commercial retail areas. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of small unit business rate relief as may be available.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4927

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