paulwallace commercial
01992 440744
enquiries@pwco.biz

19 AMWELL END, WARE, HERTS, SG12 9HP









ROADSIDE SHOP & 2 LARGE TWO BEDROOM FLATS WITH PARKING

SUIT OWNER OCCUPATION/ INVESTMENT

TOTAL CIRCA 2,565 SQ FT

THE WHOLE FOR SALE FREEHOLD
SHOP TO RENT INDEPENDENTLY

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LOCATION:

Amwell End continues on from the eastern end of Ware High Street connecting the same through to Hertford Road past the railway station opposite Hertford Regional College.

Number 19 is midway along Amwell End to the eastern side opposite Costcutter and one of the numerous town centre car parks. The area is considered a hotspot for artisan café and bakery style trades with more traditional retail trades to include Tesco, fashion, jewellery and other trades just a 2 minute walk along the High Street.

Ware town centre is served by numerous public car parks to include those along Burgage Lane, Kibes Lane and Broadmeads, whilst the Tesco car park is to the rear of the High Street store.

There are numerous connections through to the main A414 and A10 roadways both to the south and north whilst the rail network is literally next door providing 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 whilst London Luton Airport is a similar distance to the west.

DESCRIPTION:

The building comprises a fully self contained ground floor retail lock up shop premises with two substantial 2 bedroom flats over first and second floors above.

There is car parking along the rear boundary accessed directly off the main road.

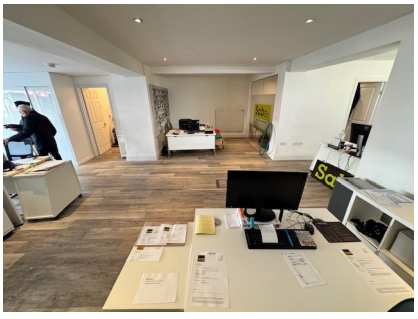
Ground floor shop	-	935 sq ft
First floor two bedroom flat	-	810 sq ft
Second floor two bedroom flat	-	820 sq ft
Total	**-**	**2,565 sq ft**

All floor areas and dimensions are approximate.

The flats are each separately accessed from the rear and are clean, tidy, carpeted and well decorated with modern kitchens and bathroom facilities.

* Busy roadside location
* Town centre position
* Very close to rail station
* Car parking to rear elevation
* Ground floor retail significantly open plan format
* Two large 2 bedroom flats
* Ground floor retail considered suitable for most Category E uses STPP
* Flats with gas fired central heating serving radiators





TERMS:

The whole for sale freehold.

POSSESSION:

Ground floor shop with vacant possession.

First floor flat on AST basis at £1,150 pcm.

Second floor flat currently with vacant possession (last let on an AST at £1,300 pcm.

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PRICE:	Upon application.
RENTAL:	For just the ground floor shop £25,000 per annum exclusive.
VAT:	TBA.
RATEABLE VALUE:	We are advised upon a rateable value for the ground floor shop of £19,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
EPC:	To follow.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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