

42 HIGH STREET, WARE, SG12 9BY



**A SMALL LOT SIZE TOWN CENTRE
FREEHOLD RETAIL & GROUND
RENT INVESTMENT**

**SHOP WELL LET UNTIL
FEBRUARY 2028**

FOR SALE

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 42 stands on the northern side of the High Street between Simmons Bakery and Isabel Hospice.

Other retailers in the town include Tesco, Mr Simms, Boots, Post Office, Costa Coffee, The Bank Hub, alongside a strong and varied line up of local retailers, cafes 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.

The rail network is available from Amwell End providing 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:

A prime High Street A1 retail lock up shop premises as part of a larger freehold building with self contained two bedroom flats on each of the first and second floors.

The flats are sold on long 125 year leases.

This building is Grade II listed under list entry number 1217429 at historicengland.org.uk.

We have been made aware of the following internal floor areas:

Ground floor retail	-	545 sq ft
Basement storage	-	350 sq ft
Flat 42a first floor two bedroom	-	Unmeasured
Flat 42b second floor two bedroom	-	Unmeasured

All dimensions and floor areas are approximate. The retail floor areas are taken from the VOA ratings register.

- * Pretty building and shop frontage (redecorated 2026)
- * Prime town centre position
- * Rear pedestrian access onto East Street
- * Public car parks within close proximity
- * Current shop lease terms to expire 29/02/28
- * Current shop rental £16,000 per annum exclusive
- * Shop tenants in occupation since 2012

TENANCIES:

Ground floor shop & basement - let to Mind (The National Association for Mental Health) for a term to expire 29 February 2028 at the current passing rent of £16,000 per annum exclusive set until expiry.

Flat 42a (first floor) - 125 years from 1 January 2004 at £100.00 per annum doubling every 30 years.

Flat 42b (second floor) -125 years from 1 January 2004 at £100.00 per annum doubling every 30 years.

TENURE:

Freehold subject to the leases as referred to above.

PRICE:

£295,000, subject to contract only.

VAT:

Not applicable.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

EPC:

To follow.

RATEABLE VALUE:

We are advised upon a rateable value of £17,500 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

The two flats are separately liable for council tax.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4928



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