

108 HIGH STREET, WARE, SG12 9AP



**A PRIME HIGH STREET RETAIL UNIT
OPPOSITE MAJOR TOWN CAR PARK**

CIRCA 616 SQ FT

TO LET - NEW LEASE

www.paulwallace.co.uk

LOCATION:

Number 108 is the former William Hill premises to the northern side of the High Street adjacent to Andrews Pharmacy just along from the Coffee Lab, opposite the Banking Hub and the access through to the Burgage Lane public car park.

Ware is a strong market town 20 miles due north of central London hosting a major GSK facility, Herts Regional College and a thriving range of commercial users.

Significant town centre occupiers include Costa Coffee, Tesco, Ware Library, Noire ladies fashion, Simmons Bakers, Mr Simms and Domesticare homeware & supplies.

The town is served by numerous public car parks including those of Broadmeads, Kibes Lane, Burgage Lane, Baldock Street and Tesco.

The rail network is at the far end of the High Street at Amwell End offering 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 regular shaped open plan retail floor plate.

Maximum built depth	-	31'
Maximum internal width	-	20' 6"
Basement	-	Unmeasured
Total	-	616 sq ft

All floor areas and dimensions are approximate.

- * Prominent High Street position
- * Close to numerous town centre public car parks
- * Plenty of short term roadside parking immediately outside
- * Fully glazed shop front
- * Large fascia signage area
- * Rear pedestrian access
- * Window display
- * Toilet

TERMS:

To let on a new lease.

RENTAL:

£22,000 per annum exclusive.

VAT:

Applicable.

EPC:

To follow.

RATEABLE VALUE:

We are informed upon a rateable value of £19,500 with effect 1 April 2026. Interested parties are advised to verify this information at www.gov.uk/find-business-rates 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) at Paul Wallace Commercial on 01992 440744.

C4950

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