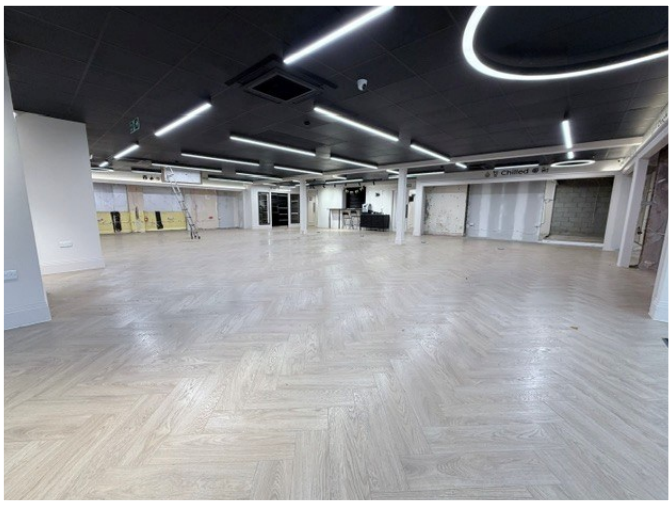
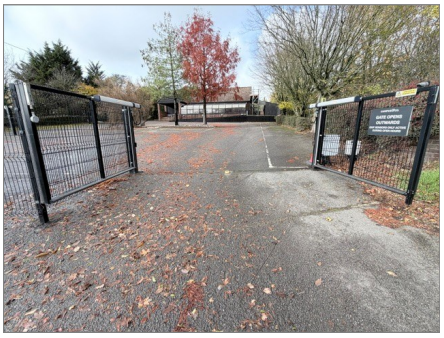
paulwallace commercial
01992 440744
enquiries@pwco.biz

THE KNOLL, ERMINE STREET, HIGH CROSS, WARE, SG11 1BT









A FORMER DETACHED ROADSIDE RESTAURANT

MAY SUIT RETAIL, RESTAURANT/ HOSPITALITY, NURSERY/CRECHE/ VETERINARY & CAR SALES*

CIRCA 3,218 SQ FT ON 0.5 ACRES

TO LET

www.paulwallace.co.uk

LOCATION:

The building stands on the western side of the old A10/Ermine Street approximately midway between High Cross and Colliers End opposite the Barwick Ford turning.

Ware town centre is approximately 3 miles to the south hosting a full range of retail, restaurant and service businesses.

A120	-	2.5 miles
Ware	-	3 miles
Hertford	-	6 miles
Buntingford	-	6.6 miles
Bishops Stortford	-	9.3 miles
Stevenage	-	12 miles
London Stansted International Airport	-	15 miles
M25, junction 25	-	15 miles





AT A GLANCE:

* **A substantially refurbished roadside building**
* **Circa 3,218 sq ft all ground floor**
* **Approximate 0.5 acre fully fenced and secured site with defined boundaries**
* **2 gated vehicular access points**
* **Formerly as a roadside restaurant**
* **May suit retail, restaurant/hospitality, nursery/creche, veterinary, office and car sales**
* **Large 54' main area floor plate**
* **Fully fitted kitchens and toilets**
* **Air conditioning**
* **Unspecified external covered storage areas**
* **To let - new lease**





www.paulwallace.co.uk

01992 440744
enquiries@pwco.biz

DESCRIPTION:

A detached all ground floor main roadside building significantly upgraded by the most recent occupants.

Maximum built depth	-	62' 6"
Maximum internal width	-	53' 6"
Total circa	**-**	**3,218 sq ft**
External covered store buildings	**-**	**Unmeasured**
Site area	**-**	**0.5 acres**

All floor areas and dimensions are approximate.

The building is currently laid out as a large open plan retail area with rear store room and large very well fitted kitchen. There are some additional external covered/sheltered stores.

* Double opening security entrance doors
* DDA compliant access
* Floor coverings
* Modern LED lighting
* Perimeter trunking
* Large fitted kitchen
* Separate male and female WC's including disabled
* Air conditioning
* CCTV (tbc)
* Barrier controlled vehicular entrance and exit points
* 28 hard surfaced car parking spaces (additional to rear)





PLANNING:

The building has previously been under long term restaurant usage since the mid 1970's under planning consent number 3/858/75.

Restaurant user falls under Class E Commercial Business & Service

In July 2023 a temporary 5 year change of use from restaurant to a sui generis retail members only club was granted under application reference 3/23/0417/FUL.

Beyond ongoing restaurant usage it is considered (without reference to the LPA) that the building and site could be suitable for educational/nursery school/creche, medical/dentist, veterinary services, roadside retail, café/restaurant/hospitality, car/van sales, office and health & fitness/dance/gym.

TERMS:

To let on a new lease.

The freehold is not available.

RENT:

Upon application.

VAT:

Applicable.

SERVICE CHARGE:

Not applicable.

www.paulwallace.co.uk

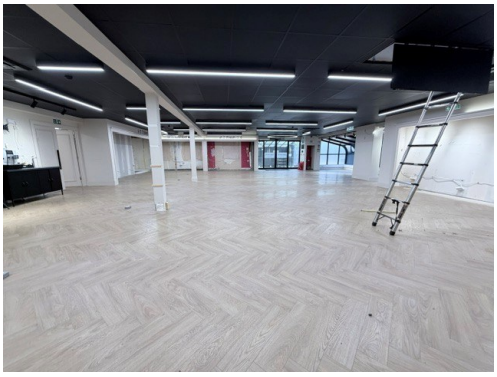
RATEABLE VALUE: We are advised upon a single rateable value of £20,750 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

EPC: Green 31B.

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) at Paul Wallace Commercial on 01992 440744.

C4977









MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract

ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation

iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

v. Rents and prices quoted in the particulars may be subject to VAT in addition

www.paulwallace.co.uk