paulwallace commercial
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6 BALDOCK STREET, WARE, SG12 9DZ









A FORMER TOWN CENTRE RESTAURANT BUILDING REQUIRING REFURBISHMENT/ REDEVELOPMENT

CIRCA 3,500 SQ FT GIA
WITH 5 PARKING SPACES

FOR SALE FREEHOLD

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LOCATION:

The building stands on the eastern side of Baldock Street just in front of the church which fronts onto the High Street where there is a full range of retail, restaurant and service businesses.

Ware is a strong market town hosting the likes of GSK, Asda, Tesco, Premier Inn and Hertford Regional College.

The rail network at the eastern end of the town provides a London Liverpool Street service.

The A414 and A10 are immediately accessible with the latter providing an M25, junction 25, connection approximately 10 miles to the south.





AT A GLANCE:

* **Redevelopment/refurbishment opportunity**
* **Former restaurant with owners accommodation**
* **5 valuable car parking spaces**
* **Possible new build plot to rear**
* **Approximate 50' town centre frontage**
* **For sale freehold**
* **Free of VAT**





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DESCRIPTION:

A 3 storey town centre building with dry basement areas and 5 car parking spaces.

Ground floor	-	1,291 sq ft
First floor	-	1,284 sq ft
Second floor	-	676 sq ft
Basement	-	249 sq ft
Total	**-**	**3,500 sq ft GIA**

All floor areas and dimensions are approximate.

There are 4 principle rooms to the ground floor, 5 rooms to the first floor and 4 rooms to the second floor. The basement is as a single area.

There are 2 principle internal staircases and separate male and female WC's to first floor.

PLANNING:

The building is Grade II listed under entry number 1217397.

All planning enquiries should be directed via East Herts District Council.

Without reference to the LPA it is considered that the building may be suitable for mixed use conversion or residential flatted conversion of the whole.

It is possible that there may be a small scale new build plot opportunity to the rear.

The building has traded as a restaurant with owners accommodation/letting rooms for in excess of 20 years.

Aside from ongoing use it is considered the building to be suitable for retail, medical & health services, creche/day nursery, office, boutique hotel and other sui generis uses to include take-away, subject to confirmation via the LPA.

TENURE: Freehold with vacant possession.

PRICE: £695,000, subject to contract only.

VAT: Not applicable.

RATEABLE VALUE: We are informed upon a rateable value of £24,250 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

EPC: Yellow 78D valid until 4 November 2034.

LEGAL COSTS: Each party 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.

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