

Ware - 34 High Street, Hertfordshire SG12 9BY  
Restaurant & 4-Bed Flat to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Ware - 34 High Street, Hertfordshire SG12 9BY

## Restaurant & 4-Bed Flat to Rent



### Property Features:

- Comprises ground floor restaurant with 4-bedroom flat above
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms to be agreed by negotiation
- Situated within 2 min walk from Ware Train Station (Greater Anglia)
- Occupiers nearby including Costa Coffee, Sainsbury's Local, Age UK, Card Factory, Boots, Subway, William Hill and Tesco Superstore, amongst other local retailers.

### Property Description:

An end of terrace Grade II Listed building comprising a ground floor former restaurant with internal access to a 4 bed flat on the first and second floor, providing the following accommodation and dimensions:

Ground Floor: 71 sq m (763 sq ft)

Open plan restaurant, kitchen, wc`s

Basement: 50 sq m (540 sq ft)

First Floor: 59 sq m (640 sq ft)

Kitchen, living room, 1 bedroom, bathroom

Second Floor: 33 sq m (350 sq ft)

3 bedrooms

Total GIA: 213 sq m (2,293 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £680.77 per week (PCM: £2,950)

Deposit: £8,850 (3 Months)

### Rateable Value:

Rateable Value - £10,500 p.a.

Rates Payable - £0\*

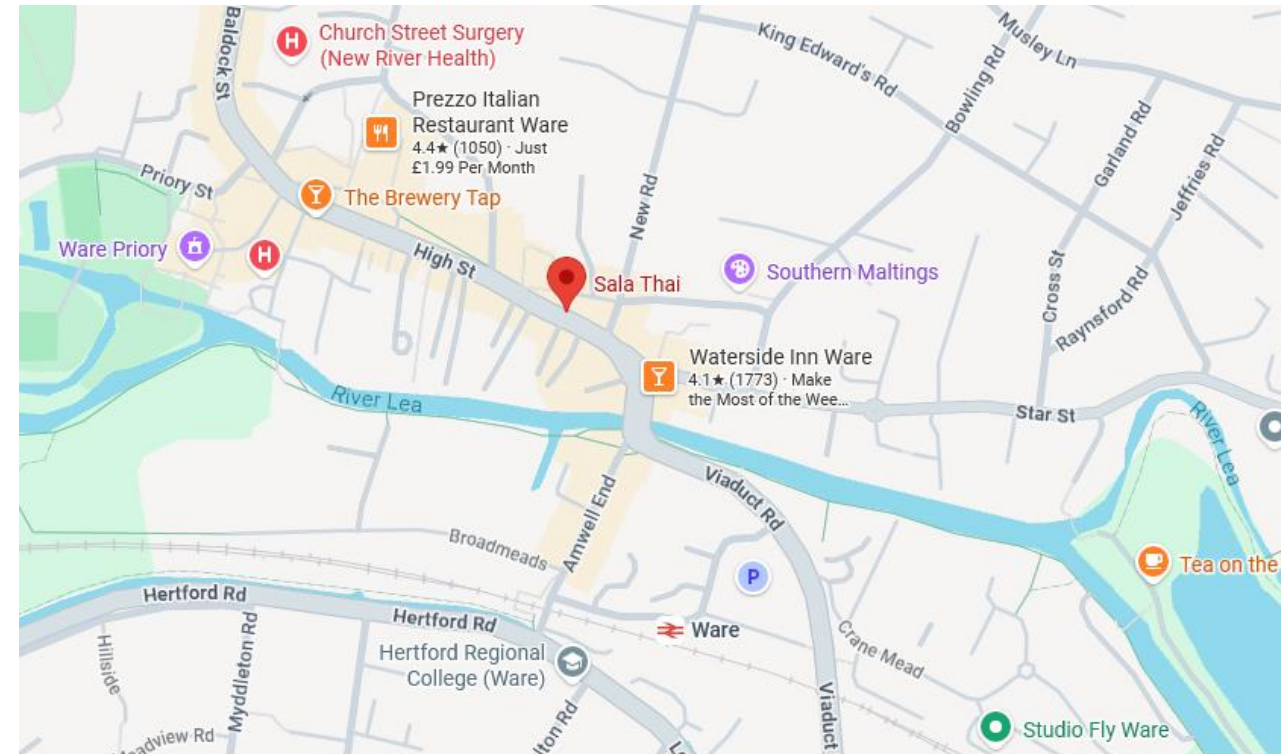
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

### Location:

Ware is an affluent market town approximately 21 miles north-east of Central London, close to the A10 with easy access to the A1(M) and M11. The property is situated in the heart of the town centre within 2 min walk from Ware Train Station (Greater Anglia), It offers direct, regular routes to London Liverpool Street, Stratford, and Hertford East, with typical service frequencies ranging from two to four trains per hour depending on the time of day. Occupiers nearby include Costa Coffee, Sainsbury's Local, Age UK, Card Factory, Boots, Subway and William Hill.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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