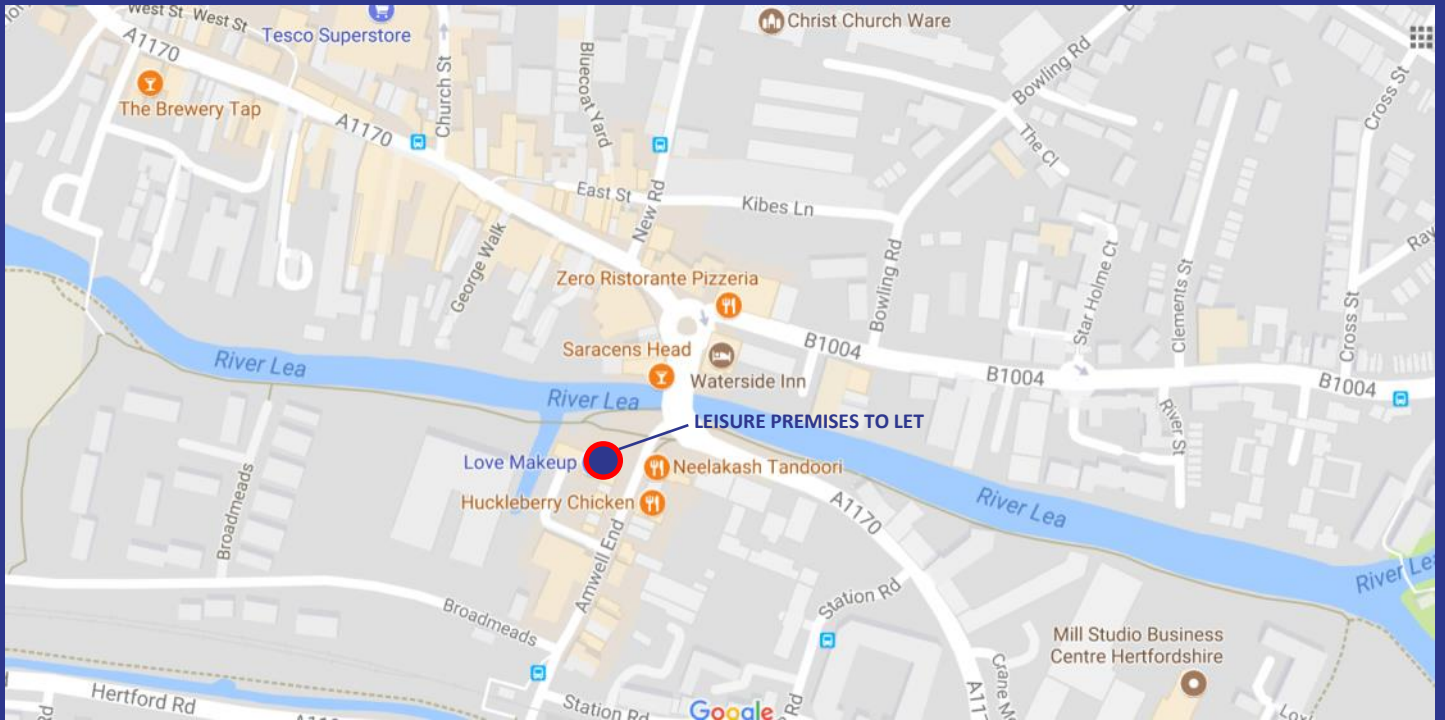




AMWELL END, WARE HERTS SG12 9HW D2 PREMISES TO LET

- Extensive leisure premises over first and second floors
- 6,570 sq ft
- New Lease Available



Location:

Ware is a popular and affluent market town, located in the East Hertfordshire commuter belt, some 21 miles north of Central London. The town lies just to the east of the A10, within 3 miles of Hertford, equidistant between the A1(M) and M11

The premises are located on the East side of Amwell End close to the junction with Viaduct Road and the River Lea Bridge. Many local businesses are located in this section of the town centre south of the River Lea. The property is located in a retail parade with occupiers including Spar, Andrews Fish Bar, The Bread Bin Bakery, Occasions Florists.

Description:

The premises are accessed via an entrance to the side of the retail parade and comprise the first floor and second floor above three retail units. Total area is around 6,570 sq ft (610 sq m) GIA as shown in the accommodation table. Current use is as a snooker and social club although other uses within the D2 use class will be considered.

Lease:

The property is available on a new lease outside the Landlord & Tenant Act. Terms to be agreed.

Rent:

Offers in the region of £10 psf per annum exclusive.

EPC: to be advised

Rateable Value: The current rateable value as a snooker club and premises is £19,050. Rates payable (2017/18 tax year) approximately £9,125. Interested parties are advised to verify this together with any transitional or other relief that may apply.

For further information or inspections to view please contact the letting agents:

Simon Kelly **020 3397 1757** **simon@intrinsicproperty.co.uk**

Description	Gross Internal Area (Approx)	
	Sq M	Sq Ft
First Floor		
External Landing/Stairwell	14.8	159
Open Plan Club & Bar	202.1	2,176
Pool Room	59.7	643
Rear Lobby	3.1	34
Office	11.6	125
Toilets (Ladies & Gents)	13.7	148
Sub Total	305.0	3,285
Second Floor		
External Landing /Stairwell	20.3	219
Open Plan Club & Bar	238.7	2,569
Office	8.7	94
Boiler Room	5.6	60
Rear Lobby	4.1	44
Toilets (Ladies & Gents)	19.9	215
Store	7.7	84
Sub Total	305.0	3,285
Total Gross Internal Area (Measured)	610.0	6,570



All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agent (or any employee or sub agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely.