

# lot 24

## Riverside House and 4-18a Amwell End Ware, Hertfordshire SG12 9HW

Rent  
£169,480  
per annum  
exclusive (3)

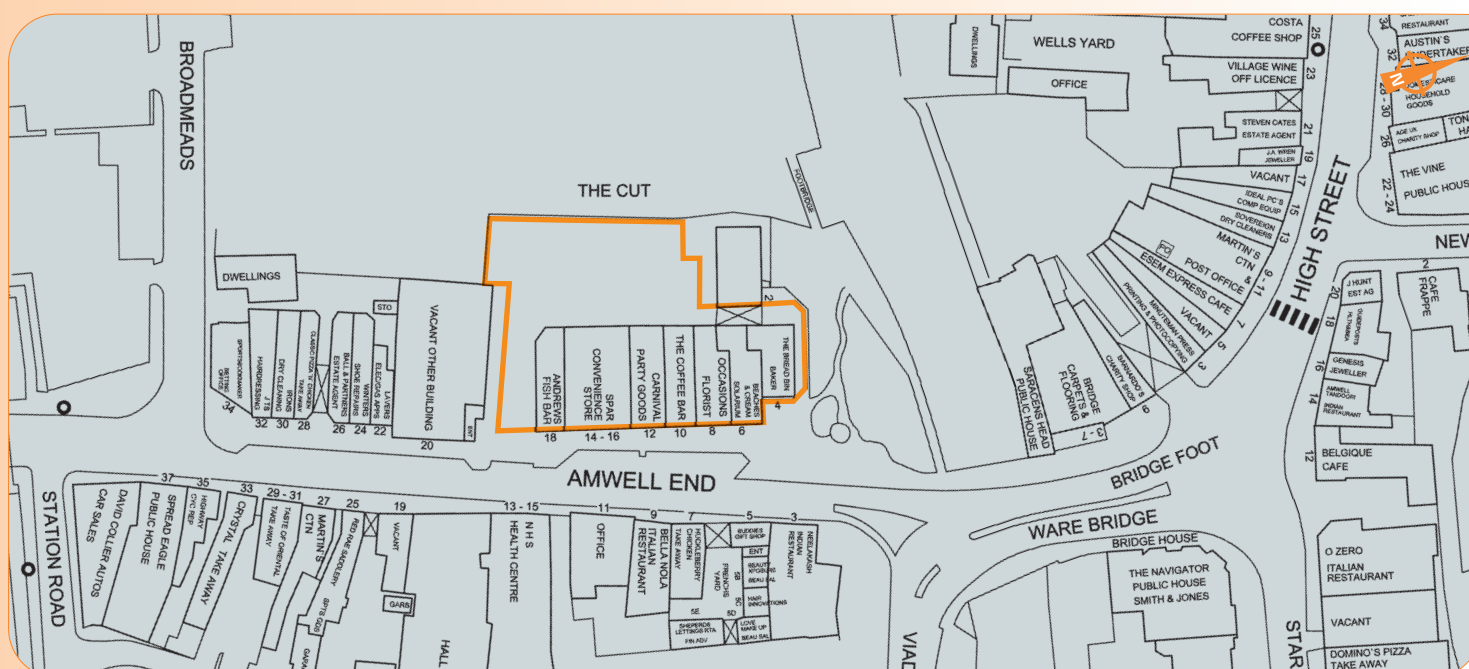
Substantial Freehold Retail and  
Residential Parade Investment

- Unbroken parade comprising 8 retail units with residential upper parts
- Separate snooker hall located at Riverside House
- Totalling approximately 1,388.68 sq m (14,948 sq ft), with car parking
- Approximate site area 0.21 hectares (0.52 acres)
- Active management/redevelopment potential (subject to consents)
- Midway between Ware Railway Station and Ware High Street



On behalf of  
Receivers





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### Location

**Miles:** 8 miles east of Welwyn Garden City  
10 miles south-west of Bishops Stortford  
20 miles north of Central London

**Roads:** A10, A14, A1(M) (Junction 4), M11 (Junction 7), M25 (Junction 25)

**Rail:** Ware Railway Station

**Air:** London Stansted Airport, London Luton Airport

### Situation

Ware is an attractive Hertfordshire town situated 20 miles north of Central London. The property is prominently situated on the west side of Amwell End, a busy route between the High Street to the north and Ware Railway Station to the south. Nearby occupiers include Costa Coffee, Martin's Convenience Store, Barclays and Lloyds Banks and a number of independent retailers.

### Description

The property comprises a substantial unbroken parade of eight retail units (arranged as seven shops) with seven self-contained residential flats on the first and second floors as well as a snooker hall located at Riverside House. The property benefits from a site area of 0.21 hectares (0.52 acres) and car parking to the rear.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
4	Ground	Retail/Ancillary	60.39 sq m (650 sq ft)	<b>THE BREAD BIN (BAKERS) LIMITED</b>	15 years from 24/06/2008	£12,500	24/06/2018 (23/06/2023)
6	Ground	Retail/Ancillary	81.38 sq m (876 sq ft)	<b>BEACHES AND CREAM TANNING &amp; BEAUTY LIMITED</b>	5 years from 31/05/2012	£13,000 (1)	(30/05/2017)
8 & 16a	Ground First/ Second	Retail/Ancillary Flat	81.47 sq m (877 sq ft) Not Measured	<b>INDIVIDUALS (t/a Occasions Florist)</b>	Approx 26 years from 24/06/1991	£19,500	28/07/2017 (29/07/2019)
10	Ground	Retail/Ancillary	77.11 sq m (830 sq ft)	<b>INDIVIDUALS (t/a The Coffee Bar)</b>	12 years from 06/04/1998	£11,900	(05/04/2010)
10a	First/ Second	Flat	60.57 sq m (652 sq ft)	<b>INDIVIDUALS</b>	AST - 12 months from 07/09/2013	£6,900	Holding over
10b	First/ Second	Flat	60.57 sq m (652 sq ft)	<b>INDIVIDUAL</b>	AST - 12 months from 09/09/2015	£7,500	(08/09/2016)
12	Ground	Retail/Ancillary	77.11 sq m (830 sq ft)	<b>LITTLE ANGELS NURSERIES LIMITED ON ASSIGNMENT (t/a Carnival)</b>	10 years from 30/08/2006	£13,800	28/08/2016 (29/08/2016)
12a	First/ Second	Flat	60.57 sq m (652 sq ft)	<b>INDIVIDUAL</b>	AST - 12 months from 18/11/2013	£6,900	Holding over
12b	First/ Second	Flat	60.57 sq m (652 sq ft)	<b>INDIVIDUAL</b>	AST - 12 months from 30/01/2016	£7,980	(29/01/2017)
14-16, 14a	Ground First/ Second	Retail/Ancillary Flat	154.31 sq m (1,661 sq ft) Not Measured	<b>A.F. BLAKEMORE AND SON LIMITED (2) (t/a Spar)</b>	15 years from 04/03/1998	£29,500	Holding over
18 & 18a	Ground First/ Second	Retail Flat	73.21 sq m (788 sq ft) Not Measured	<b>INDIVIDUAL (t/a Andrews Fish Bar)</b>	31 years from 24/06/1991	£18,000	24/06/2017 (23/06/2022)
Riverside House	First & Second	Leisure	541.42 sq m (5,828 sq ft)	<b>POCKETS SNOOKER &amp; SOCIAL CLUB LIMITED</b>	20 years from 18/10/1993 (3)	£22,000	(17/10/2013)
<b>Totals</b>			<b>1,388.68 sq m (14,948 sq ft)</b>			<b>£169,480</b>	

NB. The residential rents stated above have been annualised.

(1) The seller is holding a £3,250 rent deposit.

(2) For the year ending 26th April 2015, A.F. Blakemore and Son Limited reported a turnover of £1,275,954,000, pre-tax profits of £9,011,000 and a total net worth of £62,838,000. (Source: Experian Group 29/02/2016)

(3) A new lease to Pockets Snooker & Social Club Limited has been agreed for a term of 5 years from 25th December 2015 at a rent of £11,000 p.a.x for the first floor only. The lease is in solicitors hands and due to complete shortly.

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### Buyer's Legal Report Service

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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details



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