

Lot 34

£42,400 per annum
exclusive with 6 commercial
units and 6 flats
Vacant Possession

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

Freehold Retail Parade and Residential Flats with Redevelopment Planning Consent



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
4	Ground	Retail	67.44 sq m	(726 sq ft)	THE BREAD BIN (BAKERS) LIMITED	15 years from 24/06/2008	£12,500	(23/06/2023)
6	Ground	Retail	88.28 sq m	(950 sq ft)	VACANT POSSESSION			
8	Ground	Retail	81.07 sq m	(873 sq ft)	VACANT POSSESSION			
10	Ground	Retail	97.57 sq m	(1,050 sq ft)	INDIVIDUALS t/a The Coffee Bar	12 years from 06/04/1998	£11,900	Holding Over
12	Ground	Retail	96.59 sq m	(1,040 sq ft)	VACANT POSSESSION			
14-16	Ground	Retail	179.57 sq m	(1,933 sq ft)	VACANT POSSESSION			
18 & 18a	Ground First/Second	Retail Flat	85.72 sq m 76.42 sq m	(923 sq ft) (822 sq ft)	INDIVIDUAL		£18,000	
10a, 10b, 12a, 12b, 14a, 16a	First/Second	6 x Flats	299.70 sq m	(3,226 sq ft)	VACANT POSSESSION			
Riverside House	Ground First Second	Store Leisure Leisure	2.22 sq m 270.26 sq m 265.73 sq m	(24 sq ft) (2,909 sq ft) (2,860 sq ft)	VACANT POSSESSION			
Totals			1,610.57 sq m (17,336 sq ft)				£42,400	

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Key Details

- Unbroken parade comprising 8 retail units with 7 residential self-contained flats
- Planning permission granted for demolition and erection of building comprising 7 retail units and 32 residential units (with no affordable housing requirement)
- Popular London commuter town
- Approximate site area 0.21 hectares (0.52 acres)
- Located 200 metres from Ware Railway Station and 100 metres from Ware High Street

Location

Miles: 8 miles east of Welwyn Garden City
10 miles south-west of Bishop's Stortford
20 miles north of Central London

Roads: A10, A414, 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 and popular London commuter town situated 20 miles north of Central London. The property is prominently situated on the west side of Amwell End, a busy route between High Street to the north and Ware Railway Station to the south. Nearby occupiers include Costa Coffee, Sainsbury's Local, Barclays and TSB Banks and an eclectic mix 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.

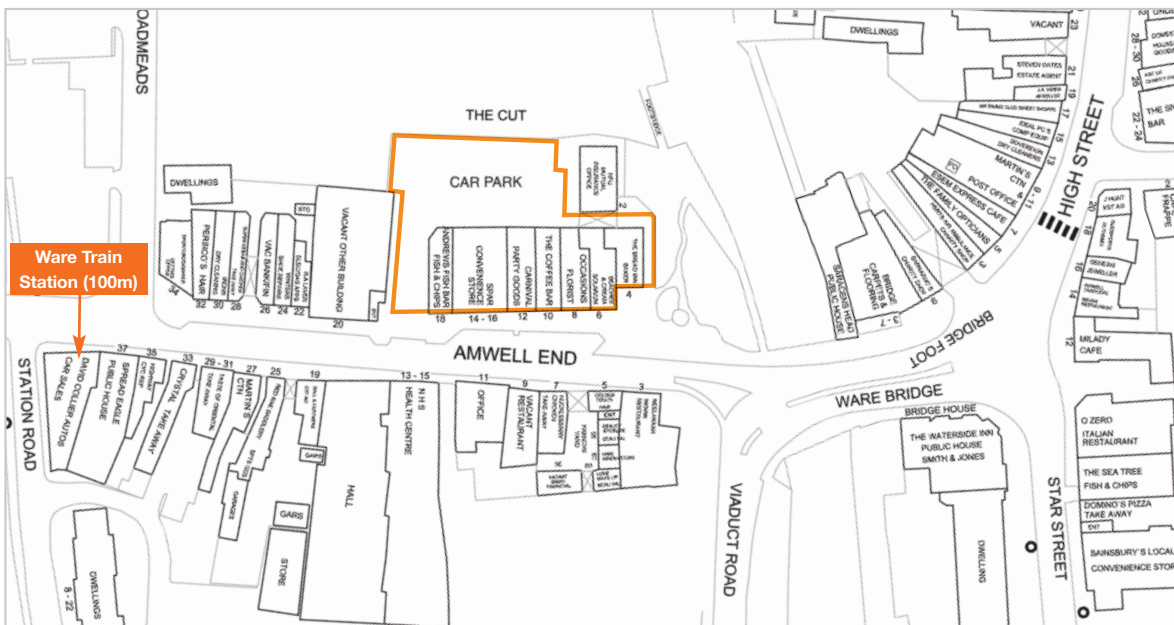
Planning

Planning permission has been granted for the demolition of the existing building and erection of a building comprising 7 retail units and 32 residential units. Local Authority: East Herts Council Planning Ref 3/17/2052/FUL. The planning consent makes no requirement for affordable housing, and requires a Community Infrastructure Levy (CIL) of £45,000.

Six Week Completion

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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Rear Car Park



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