

**6 WEEK COMPLETION**



**SITUATION**

Located just off the B158 Wadesmill Road within this established and fully occupied neighbourhood shopping centre serving the surrounding residential population, just half a mile north of the town centre.

Ware is an attractive market town situated off the A10, being approximately 21 miles north of central London and 3 miles east of Hertford.

**VAT is NOT payable in respect of this Lot**

**PROPERTY**

Comprising a **Ground Floor Shop** with separate rear access via a communal staircase to a **Self-Contained Flat** on two upper floors, together with **2 Lock-Up Garages**.

The shop incorporates a small sub-post office facility and has an ATM.

There is a front shoppers' car park and rear vehicular access for loading.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 13 - Ground Floor Shop & 2 Garages	<b>Ground Floor Shop</b> Gross Frontage 18'6" Internal Width 17'6" Shop Depth 63'10" Built Depth 70'0" WC <b>2 Garages</b>	<b>Martin McColl Ltd</b> (Having approx. 1,300 branches) (T/O for Y/E 25/11/12 £409.1m, Pre-Tax Profit £19.7m and Net Worth £115.9m)	20 years from 25th December 1987	£7,500	FRI <b>Holding Over - No notices served</b>
No. 15 - First and Second Floor Flat	Not Inspected	2 Individuals	99 years from 29th September 1996	£100	FRI <b>Rising by £100 every 25 years</b> <b>Reversion in 81 years</b>
<b>TOTAL</b>				<b>£7,600</b>	

**£7,600 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

**VENDOR'S SOLICITORS**  
Harold Stock & Co - Tel: 01457 836174  
Ref: P. Stock Esq - Email: aps@haroldstock.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts