



SITUATION

Occupying a prominent trading position at the junction with Bridge Foot, opposite the The Waterside Inn and close to multiples as **Martins, Costa, Age UK, Barclays, Lloyds Bank** and **Sainsbury's Local**. Ware is an affluent market town approximately 21 1/2 miles north-east of Central London, close to the A10 with easy access to A1(M) and M11.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property benefits from use of a rear service road.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'5" Internal Width 16'3" narrowing at rear to 9'0" Shop Depth 51'6" Built Depth 90'2" WC	Essex & Herts Air Ambulance Trust (Charity Shop having 8 branches)	10 years from and including 27th August 2015	£15,000	FRI Rent Review 2020. Tenant's Break 2021. £3,750 Rent Deposit held.
First & Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 865 sq ft)	2 Individuals	1 year from 3rd August 2018	£10,800	AST £1,350 Rent Deposit held.
				Total: £25,800	

£25,800 per annum

The Surveyors dealing with this property are **Joshua Platt** and **Steven Grossman**

Vendor's Solicitors

Leonard Gray Solicitors
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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page