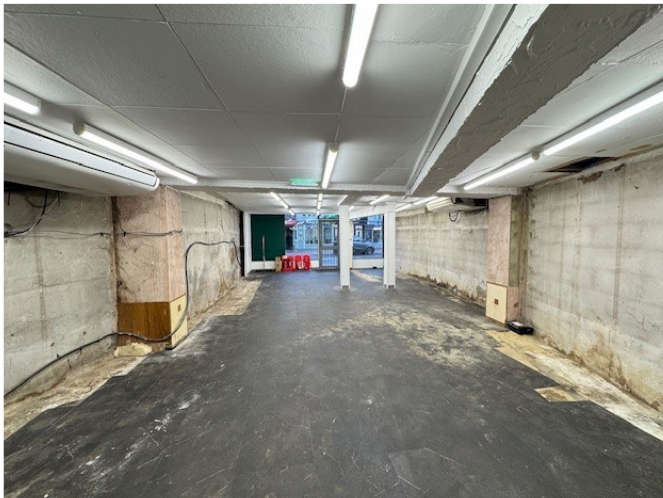


27 AMWELL END, WARE, HERTS, SG12 9HP



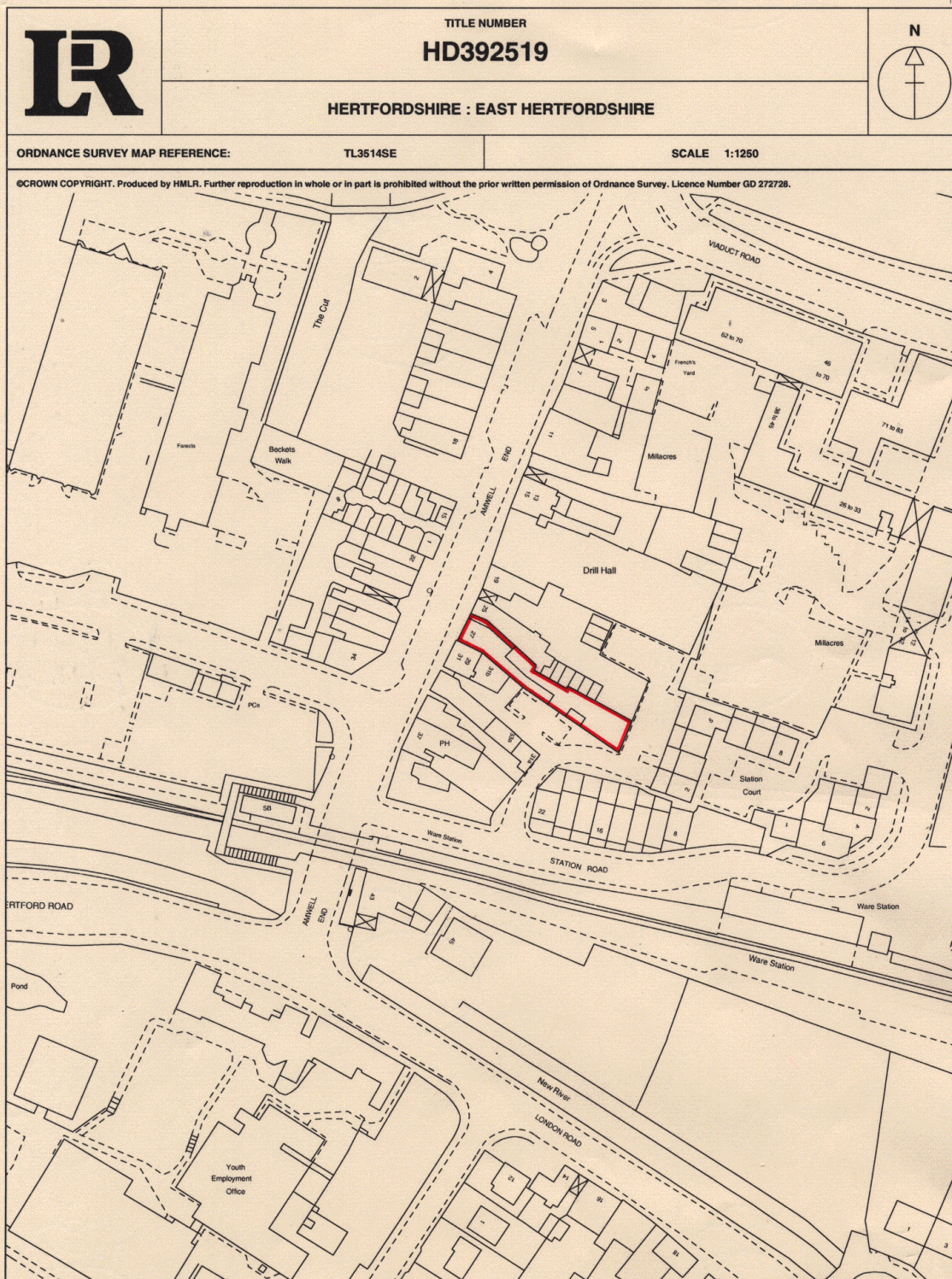
ROADSIDE SHOP, FLAT & REAR LAND

**SUIT OWNER OCCUPATION/
SMALL SCALE DEVELOPMENT**

**CIRCA 1,700 SQ FT
ON 0.09 ACRES**

FOR SALE FREEHOLD (MAY LET)

www.paulwallace.co.uk



LOCATION:

Amwell End continues on from the eastern end of Ware High Street connecting the same through to Hertford Road passed the railway station opposite Hertford Regional College.

Number 27 is the former Morrisons/Martins retail, grocery and newsagents store standing on the eastern side of Amwell End opposite Costcutter and one of the numerous town centre car parks. The area is considered a hotspot for artisan café and bakery style trades with more traditional retail trades to include Tesco, fashion, jewellery and other trades just a 2 minute walk along the High Street.

Ware town centre is served by numerous public car parks to include those along Burgage Lane, Kibes Lane and Broadmeads, whilst the Tesco car park is to the rear of the High Street store.

There are numerous connections through to the main A414 and A10 roadways both to the south and north whilst the rail network is literally next door providing a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford whilst London Luton Airport is a similar distance to the west.



DESCRIPTION:

Number 27 comprises a ground floor commercial and retail shop premises with outbuildings and a small parcel of enclosed land to the rear which may suit external hospitality restaurant seating or future development subject to obtaining the necessary planning consents. This land totals circa 1,600 sq ft measuring approximately 20m/67' x 7m/24'.

There is a substantial 6 roomed residential accommodation at first floor level.

To the rear at ground floor there is a range of store rooms and work areas.

Ground floor shop/WC	-	865 sq ft
Ground floor rear parts/outbuildings	-	Unmeasured
First floor residential	-	835 sq ft
Total	-	1,700 sq ft
Enclosed rear land	-	1,600 sq ft
Total plot size	-	3,800 sq ft/0.09 acres

All floor areas and dimensions are approximate.

- * Requiring modernisation and new build to suit (STPP)
- * Small scale development/occupational opportunity
- * Busy roadside location
- * Town centre position
- * Very close to rail station and large car park
- * Considered suitable for category E usage

TERMS:	For sale freehold, whole or part. May let.
PRICE:	Shop/flat & outbuildings only - price upon request. The entire to include rear land - price upon request.
VAT:	TBA.
RATEABLE VALUE:	We are advised upon a rateable value of £18,750 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk .
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
EPC:	To follow.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4922



MISREPRESENTATION ACT

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