

**UNIT 4, HITCHS YARD, CHURCH STREET,
WARE, SG12 9ES**



ALL ARCHIVE PHOTOGRAPHY

**A TIDY LIGHT INDUSTRIAL, LEISURE/GYM,
COMMERCIAL & BUSINESS SPACE**

1,930 SQ FT

TO LET

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LOCATION:	<p>Hitchs Yard comprises a small yet highly accessible commercial estate situated just off Church Street immediately opposite the rear pedestrian access and delivery area for Tesco and adjacent to the Tesco town centre car park.</p> <p>There are excellent connections to the A10 London to Cambridge trunk road via either the B1004 Watton Road or the A1170 Wadesmill Road and/or London Road. The A414 is also close to hand providing eastward M11 connections at Harlow and westward A1M/M1 connections at Hatfield and beyond. The M25, junction 25, is approximately 10 miles to the south.</p> <p>The rail network is just a short 5 minute walk at Amwell End offering a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.</p> <p>London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.</p>						
DESCRIPTION:	<p>An industrial, leisure/gym, business and commercial space of single concrete portal frame construction under a pitched insulated roof incorporating light panels and profile sheet metal cladding to the elevations.</p> <table><tr><td>Maximum ground floor dimensions</td><td>-</td><td>58' 6" x 33'</td></tr><tr><td>Total</td><td>-</td><td>1,930 sq ft</td></tr></table> <p>All floor areas and dimensions are approximate.</p> <ul style="list-style-type: none">* 14' 6" electric roller shutter* 17' eaves (21' to underside of beam at apex)* Small ground floor office* Separate male and female toilet facilities* Three phase power* Allocated parking* Fire & security systems (untested)	Maximum ground floor dimensions	-	58' 6" x 33'	Total	-	1,930 sq ft
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Total	-	1,930 sq ft					
PLANNING:	<p>By an application number 3/13/1691/FP a change of use application was consented in November 2013 for "change of use from B1 light industrial to D2 assembly & leisure ...".</p> <p>This D2 use now falls within the new Class E category commercial business & service which includes retail, indoor sport, recreation, fitness, gym, medical, creche/day nursery, light industrial and offices.</p>						
TERMS:	To let on a new lease.						
RENT:	£24,000 per annum exclusive.						
EPC:	122E.						
RATEABLE VALUE:	We are advised that the property has a rateable value of £18,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk .						
SERVICE CHARGE:	Upon request.						
VAT:	TBA.						
LEGAL COSTS:	Each party to be responsible for their own legal costs.						
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.						

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