



75 The High Street

Ware, SG12 9JG

Development opportunity
Grade II listed former bank
premises

4,713 sq ft
(437.85 sq m)

- Planning and Listed Building consent for conversion to four mews houses, one apartment and ground floor Class E unit
- Extensive High Street frontage
- Rear vehicular access

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Summary

Available Size	4,713 sq ft
Price	£650,000.00 No VAT (Guide)
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £30,500. As the property is listed it is currently exempt from empty rates.
EPC Rating	E

Description

The Property comprises a former bank most recently occupied by HSBC. To the High Street frontage there is a former banking hall with offices and storage behind and offices above. To the rear of this part of the structure there are 4 buildings each with a set of 2 leaf loading doors. There is a service yard area accessed via an arch from the High Street or from the rear via Burgage Lane. Planning consent under Reference 3/20/2642/FUL and Listed Building Consent under Reference 3/20/2643/LBC has been granted for the conversion of the property to 4 mews houses, a first floor apartment and a lock up commercial unit within Class E.

Location

The Property is situated towards the northern end of the High Street within Ware Town Centre. Ware is a vibrant town situated just east of the A10 and c13 miles north of the M25 and c30 miles north of central London. The town centre offers an eclectic mix of national and independent retailers, service providers and eateries. Ware Railway Station serving London's Liverpool Street via Tottenham Hale (Victoria Line) is within easy walking distance of the premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Plot 1 (Mews House)	517	48.03
Unit - Plot 2 (Mews House)	754	70.05
Unit - Plot 3 (Mews House)	861	79.99
Unit - Plot 4 (Mews House)	850	78.97
Unit - Plot 5 (First Floor Apartment)	775	72
Unit - Commercial Space	710	65.96
Outdoor - Bin/Bike Store	246	22.85
Total	4,713	437.85

Terms

The Property is to be sold free hold with vacant possession.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

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