



■ Investment Summary

- Let to the established charity, Isabel Hospice Ltd, for 20 years.
- Located in the attractive town centre of Ware.
- Long term residential development potential to first and second floor.
- Prominent High Street position with return frontage.
- Producing a rent of £22,500 pa exclusive.
- Offers invited in the region of £350,000 plus VAT, if applicable, which reflects an attractive net initial yield of 6.21%.

■ Description

The property comprises an attractive, Grade II Listed Building, arranged over ground, first and second floors. The ground and first floors are used as sales accommodation and the second floor used as ancillary storage.

There is an external door to the rear elevation to East Street which could potentially provide direct access to self-contained first and second floors.

■ Accommodation

Ground Floor	477 Sq. ft	44.4 Sq. m
First Floor	440 Sq. ft	40.0 Sq. m
Second Floor	170 Sq. ft	15.8 Sq. m
Total	1,087 Sq. ft	101.1 Sq. m

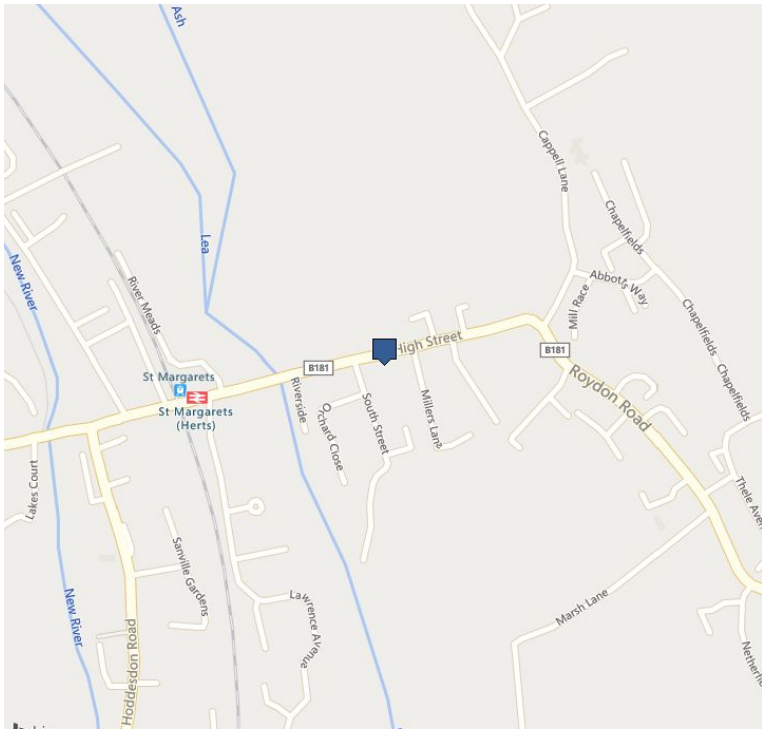
The property has the above approximate Net Internal Areas.

VIEWINGS - Strictly by appointment

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Location

Ware is an attractive Hertfordshire commuter town, situated to the east of the A10. The M25 (Junction 25) is approximately 10 miles to the south.

Ware Railway Station is approximately 6 minutes' walk from the property and offers excellent train services into London with a fastest journey time of approximately 46 minutes to London Liverpool Street.

Multiple occupiers located in Ware include Tesco, Costa Coffee, Sainsbury's Local, Peacocks, Simmons Bakers and Boots The Chemist.

Tenancy

A new lease is to be granted to Isabel Hospice Ltd for 20 years at a rent of £22,500 per annum exclusive.

The lease will be subject to 5 yearly upwards only rent reviews and 5 yearly tenant only break options.

The tenant will covenant to keep the premises in good tenable repair and no worse condition than at the grant of the lease.

A copy of the draft lease is available upon application.

Covenant

Isabel Hospice Ltd are a charity specialising in enhancing the quality of life of patients living with life limiting illnesses. The charity has 18 shops plus a warehouse/office headquarters in Welwyn Garden City.

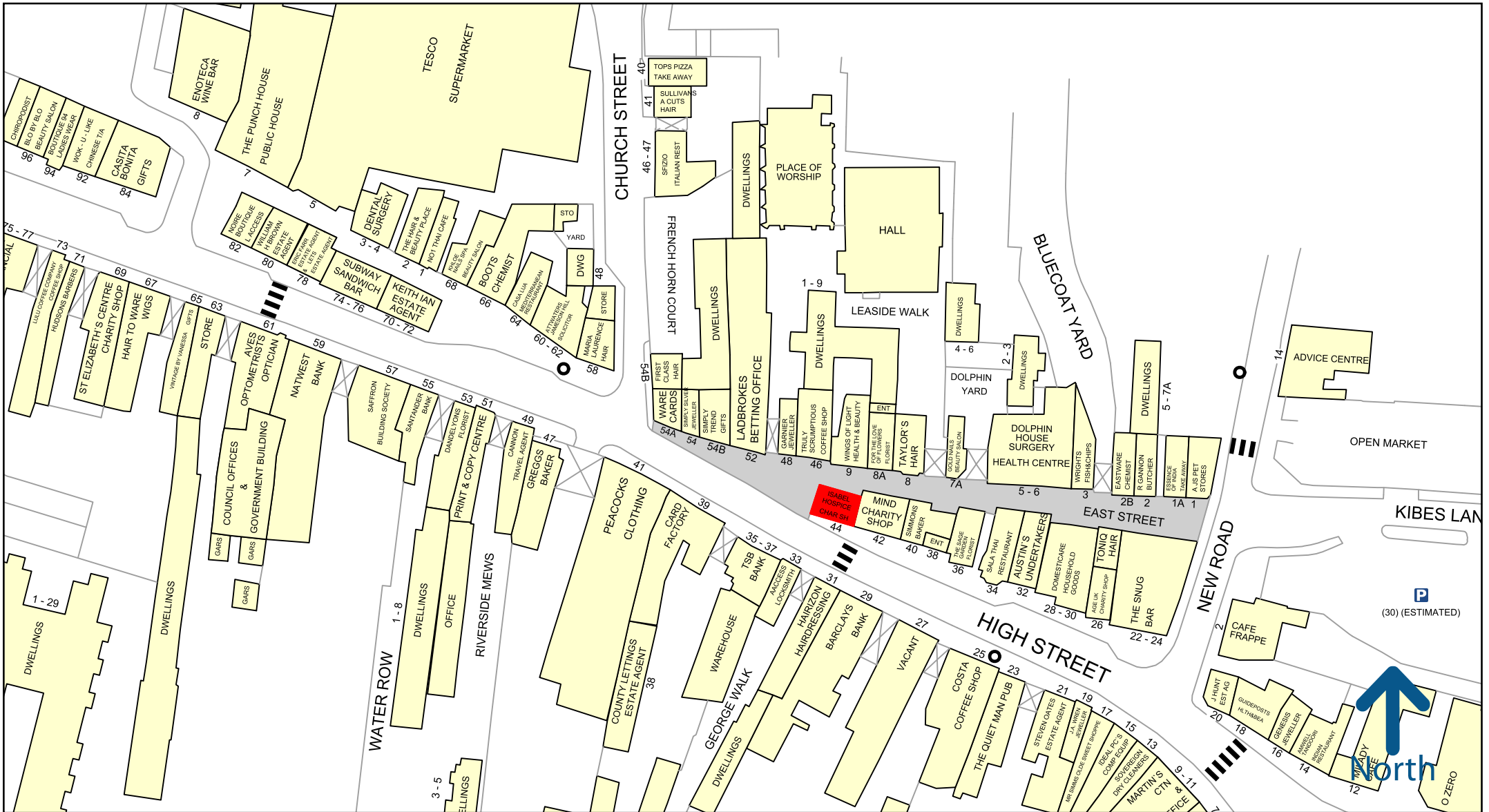
For the year ending 31st March 2018, Isabel Hospice had total income of £7,700,000 and net assets of £5,933,000.

PRICE

£350,000 plus VAT (if applicable) equating to an attractive net initial yield of 6.21% assuming purchasers' costs of 3.50%.

EPC

Details available upon request. Rating - D - 88.



50 metres

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