



 **wareaquatics**
01920 464442 1 THE GREEN f /WAREA


Trusted with the
care of over 2 million
pets nationwide.*
* For verification see [love.co.uk/verify](https://www.love.co.uk/verify)

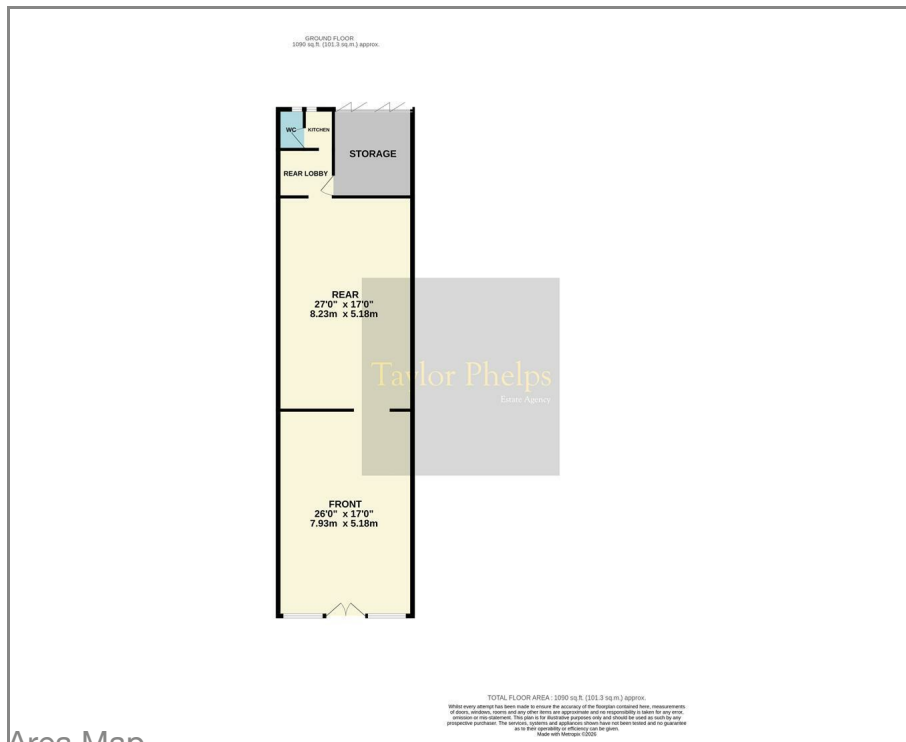

The Green, Ware SG12 0QW

£13,200 Per annum

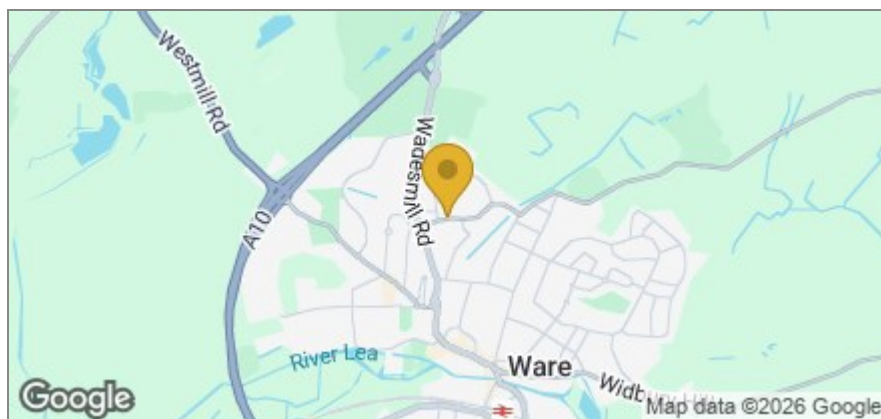
Taylor Phelps

Estate Agency

Floor Plan



Area Map



Taylor Phelps are pleased to offer this spacious commercial shop within a parade in Ware, extending to approximately 1,090 sq ft (101.3 sq m). The premises offer front and rear access, separate storage, a kitchen and WC facilities. One garage to the rear is included, providing useful additional storage for the business.

Rent: £13,200 per annum (£1,100 pcm), including the garage. Available after 24 March 2027, subject to vacant possession and compliance. Offered in its existing condition on a 10-year FRI lease, with CPIH-linked rent reviews at years 3, 6 and 9, subject to applicable law.

Potential for no business rates payable for occupiers qualifying for 100% Small Business Rate Relief. Reported rateable value: £10,000. Applicants should confirm eligibility and the current assessment with East Herts Council

Measurements & further information

Front: 26'0" x 17'0" (7.93 m x 5.18 m) Rear: 27'0" x 17'0" (8.23 m x 5.18 m)

Total ground floor: approx. 1,090 sq ft (101.3 sq m). Measurements from supplied plan.

Rent excludes communal charges (currently £240 per quarter, subject to change), insurance contributions,

utilities and any rates due. Full heads of terms available.

Maisonette excluded. EPC assessment commissioned.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01920 459000

hello@taylorphelps.co.uk

5 Frenchs Yard, Amwell End, Ware, Hertfordshire, SG12 9HP

www.taylorphelps.co.uk



rightmove

Zopla.co.uk

PRS Property Redress Scheme

