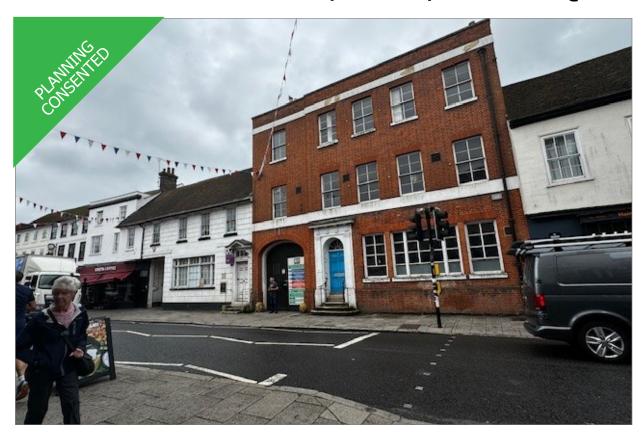


27-29 HIGH STREET, WARE, SG12 9BQ







A MAJOR TOWN CENTRE MIXED USE
REDEVELOPMENT PROJECT
COMPRISING
2 x COMMERCIAL & 17 x RESIDENTIAL UNITS

FOR SALE FREEHOLD

lettings sales acquisition development investment

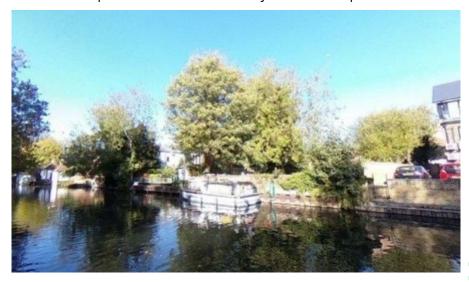
LOCATION:

Numbers 27 & 29 High Street comprise the former Lloyds & Barclays banking buildings which stand on the southern side of the High Street opposite Simmons Bakery and adjacent to Costa Coffee.

Ware is a strong market town 20 miles due north of central London and hosts a major GSK facility, Hertford Regional College and a thriving range of commercial

The town is served by numerous public car parks including those of Broadmeads, Kibes Lane, Burgage Lane, Baldock Street and Tesco.

Main line rail is just a 5 minute walk offering 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.



DESCRIPTION:

A pair of adjoining former banking premises.

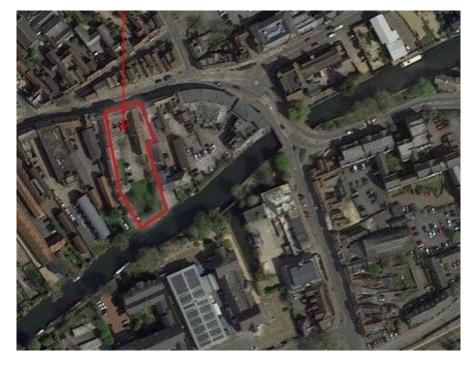
Number 27 is arranged over basement, ground and first floors.

Number 29 is arranged over basement, ground, first and second floors.

These Grade II listed buildings are located within the conservation area with the lands extending approximately 270 ft back to the River Lea.

Current built space 12,100 sq ft (1,124 sq m) Proposed built space 19,802 sq ft (1,840 sq m)

All floor areas and dimensions are approximate.



lettings

acquisition

development

investment

DESCRIPTION (CONT):

The current consent requires a small degree of rear demolition and is dated 27/11/23 under application reference 3/21/2615/FUL (listed building consent under 3/21/2616/LBC).

Follow this link to the full planning application:

https://publicaccess.eastherts.gov.uk/online-applications/applicationDetails.do?keyVal=R16HXHGLHKC00&activeTab=summary

In essence this consent retains all current ground floor and basement commercial usage under Category E, upper floor residential conversion and new build housing in the rear car park back to the river.





The upper storey conversion element comprises 5×1 and 2×2 bed residential units. The barn conversion provides a further 2×2 bed units.

The new build elements to the rear provide 7 x 3 bed and 1 x 4 bed.

AREA	ТҮРЕ	AMOUNT
Existing ground floor + basement	Retail as existing	2 commercial units
Existing first floor & second floor	Residential conversion	5 x 1 bed & 2 x 2 bed
Existing barn	Residential conversion	2 x 2 bed
Lands to rear	Residential new build	7 x 3 bed & 1 x 4 bed

TERMS: The whole for sale on an unconditional basis only.

TENURE: Freehold.

PRICE: Upon application.

VAT: TBA.

EPC: TBA.

RATEABLE VALUES: 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.

C4858

lettings sales acquisition development investment

MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition

lettings sales acquisition development investment