

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

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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 users.

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)
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Proposed built space	-	19,802 sq ft (1,840 sq m)
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All floor areas and dimensions are approximate.



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 x 1 and 2 x 2 bed residential units. The barn conversion provides a further 2 x 2 bed units.

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

AREA	TYPE	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

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