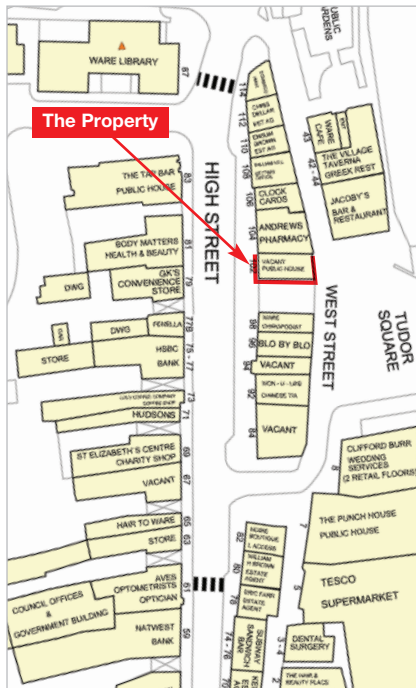


Ware 102 High Street Hertfordshire SG12 9AP

- **Attractive Freehold Leisure Investment**
- Prominent High Street location
- Comprises a wine bar and boutique bed and breakfast above
- Lease expires 2030
- Established local tenant
- Rent Review 2020
- Current Rent Reserved
£63,000 pa



Tenure
Freehold.

Location
Ware is a popular and affluent market town, located in the East Hertfordshire commuter belt, some 21 miles north of Central London. The town lies just to the east of the A10, within 3 miles of Hertford, equidistant between the A1(M) and M11. The property is situated within a Conservation Area on the north side of High Street (A1170) in the centre of the market town. Occupiers close by on High Street include William Hill, HSBC, NatWest, Saffron Building Society, Santander, Subway and Tesco.

Description
This attractive end of terrace building is arranged over basement, ground and three upper floors to provide a recently refurbished wine bar at ground

and basement levels together with boutique bed and breakfast accommodation above. The upper floors are separately accessed from High Street and provide 3 en-suite rooms to the first floor and a duplex en-suite room over second and attic (in eaves) floors. The tenant is due to undertake final decoration imminently. There is a conical roof turret to the front and a second floor roof terrace which overlooks High Street.

VAT
VAT is applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Floor	Present Lessee	Accommodation (NIA)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement and Ground	Home Country Pubs Limited (1) t/a The Lodge	Bar and Ancillary 93.92 sq m (1,011 sq ft)	15 years from 23.01.2015 (2) Rent review every 5th year FR & I	£63,000 p.a.	Rent Review 2020
First, Second and Attic		First Floor – 3 En-Suite Rooms Second Floor and Attic – Duplex Room with En-Suite, Roof Terrace and Turret			

- (1) The tenant currently operates three other restaurants in Hertfordshire; Jacoby's, Ware (to rear of The Lodge) www.jacobys.co.uk;
The Bull, Watton at Stone, www.thebullwatton.co.uk; White Horse, Burnham Green. www.whitehorseburnhamgreen.com
(2) There is an £18,000 rent deposit held and a personal guarantee from the two company directors.

Total £63,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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