



## SITUATION

Occupying a prominent trading position near to the junction with Bridge Foot and Star Street, opposite **Costa Coffee** and amongst multiples such as **Sainsbury's Local, Age UK, Card Factory, Boots, Subway** and **William Hill**.

Ware is an affluent market town approximately 21 miles north-east of Central London, close to the A10 with easy access to the A1(M) and M11.

## PROPERTY

An end of terrace Grade II Listed building comprising a **Ground Floor Former Restaurant** with internal access to a **4 Bed Flat** on the first and second floors.

[Refer to the Auctioneers for the video tour of the property.](#)

## ACCOMMODATION

### Ground Floor Former Restaurant

Gross Frontage	19'6"
Internal Width	16'6"
Shop Depth	14'0"
Built Depth	46'3"
2 WC's	

**GIA** **Approx. 763 sq ft**

### Basement

**GIA** **Approx. 540 sq ft**

### First Floor

Bedroom 1	17'9" x 12'0"
Kitchen	4'9" x 7'0"
Living Room	12'9" x 11'4"
Bathroom/WC	13'0" x 7'3"

**GIA** **Approx. 640 sq ft**

### Second Floor

Bedroom 2	15'10" x 10'6"
Bedroom 3	8'0" x 13'9"
Bedroom 4	6'0" x 9'4"

**GIA** **Approx. 350 sq ft**

**Total GIA** **Approx. 2,293 sq ft**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

# Vacant Former Restaurant & 4 Bed Flat

The Surveyors dealing with this property are  
**John Barnett** and **Rocco Kay**

## Vendor's Solicitors

F Barnes  
Tel: 01708 333 711 Ref: Ivan Ho  
Email: ivan.ho@fbarnes.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

The Property



The Property

