Ware - 34 High Street, Hertfordshire SG12 9BY
Freehold Restaurant & Residential Investment

BLUE ALPINE

PROPERTY CONSULTANTS

Ware - 34 High Street, Hertfordshire SG12 9BY
Freehold Restaurant & Residential Investment

Investment Consideration:

- Purchase Price: £390,000
- Gross Initial Yield: 9.08%
- Rental Income: £35,400 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor restaurant with 4-bedroom flat above
- Let until September 2036. Rent review linked to RPI in September 2031
- Situated within 2 min walk from Ware Train Station (Greater Anglia)
- Occupiers nearby including Costa Coffee, Sainsbury's Local, Age UK, Card Factory, Boots, Subway, William Hill and Tesco Superstore, amongst other local retailers.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 34 (Ground, First, Second Floor & Basement)	Ground Floor: 71 sq m (763 sq ft) Open plan restaurant, kitchen, wc`s Basement: 50 sq m (540 sq ft) First Floor: 59 sq m (640 sq ft) Kitchen, living room, 1 bedroom, bathroom Second Floor: 33 sq m (350 sq ft) 3 bedrooms	Euphemia C Moore Ltd (with personal guarantee)	10 Years from 22 September 2026	£35,400	Note 1: FRI Note 2: Rent review on 22.09.31 linked to RPI (1%-4% collar & cap) Note 3: Tenant option to determine on 22.09.31 with min 6 months notice Note 4: Deposit held of £8,850 Note 5: *Rent free period of 3 months from lease start date. The vendor will top-up rent until 21.12.26 so the buyer receives the equivalent to £35,400 p.a. from sale completion.
			Total	£35,400	

Ware - 34 High Street, Hertfordshire SG12 9BY
Freehold Restaurant & Residential Investment

Property Description:

An end of terrace Grade II Listed building comprising a ground floor restaurant with internal access to a 4-bed flat above, providing the following accommodation and dimensions:

Ground Floor: 71 sq m (763 sq ft)
Open plan restaurant, kitchen, wc`s
Basement: 50 sq m (540 sq ft)

First Floor: 59 sq m (640 sq ft)
Kitchen, living room, 1 bedroom, bathroom
Second Floor: 33 sq m (350 sq ft)
3 bedrooms

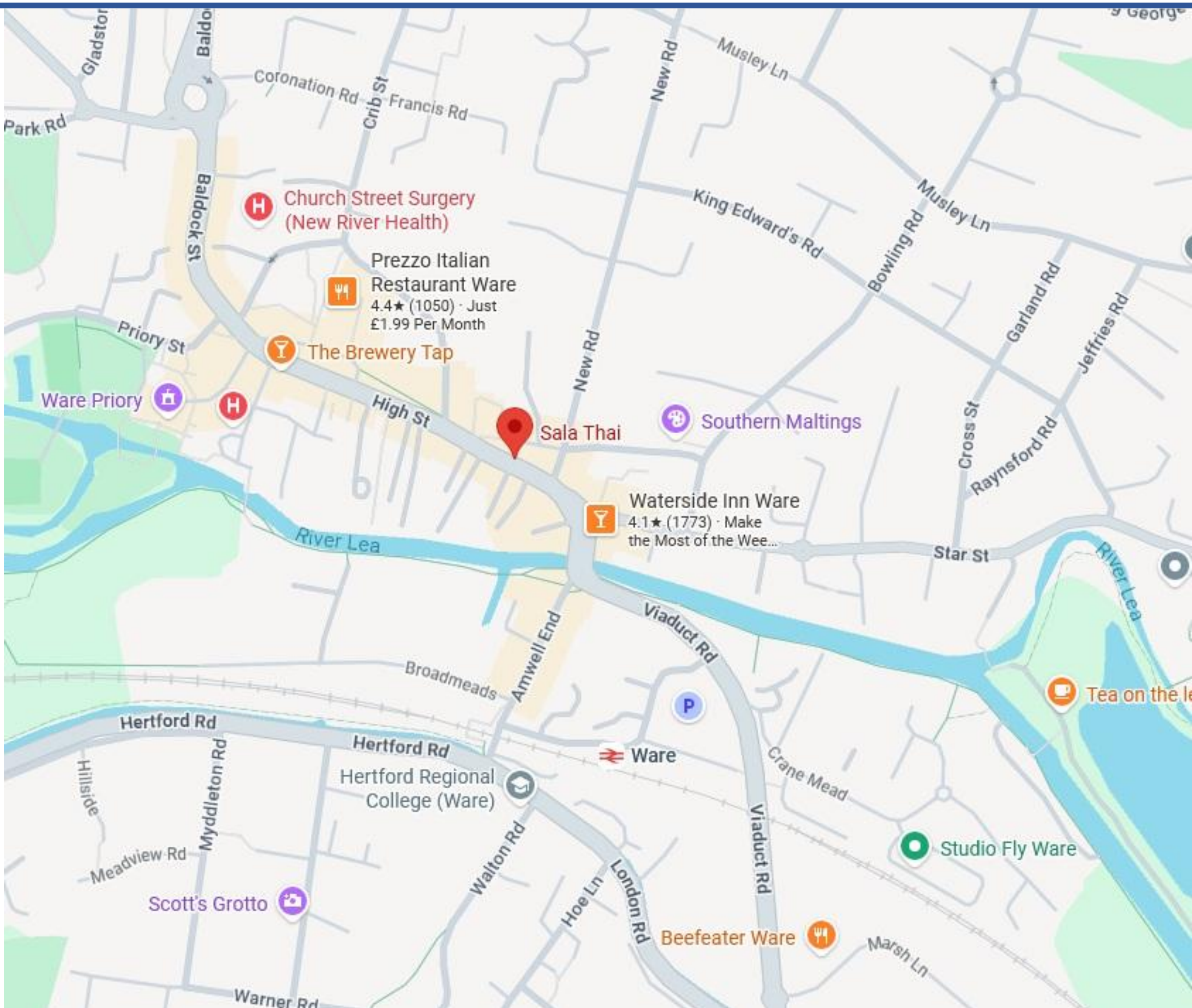
Total GIA: 213 sq m (2,293 sq ft)

Tenancy:

The property is at present let to Euphemia C Moore Ltd (with personal guarantee) for a term of 10 years from 22nd September 2026 at a current rent of £35,400 p.a. and the lease contains full repairing and insuring covenants. Rent review on 22.09.31 linked to RPI (1%-4% collar & cap). Tenant option to determine on 22.09.31 with min 6 months notice. Deposit held of £8,850.

**Rent free period of 3 months from lease start date. The vendor will top-up rent until 21.12.26 so the buyer receives the equivalent to £35,400 p.a. from sale completion.*

Ware - 34 High Street, Hertfordshire SG12 9BY
Freehold Restaurant & Residential Investment



Location:

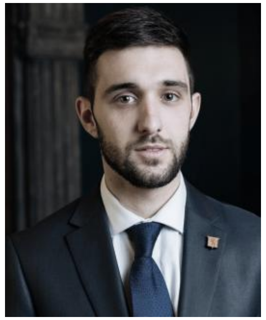
Ware is an affluent market town approximately 21 miles north-east of Central London, close to the A10 with easy access to the A1(M) and M11. The property is situated in the heart of the town centre within 2 min walk from Ware Train Station (Greater Anglia), It offers direct, regular routes to London Liverpool Street, Stratford, and Hertford East, with typical service frequencies ranging from two to four trains per hour depending on the time of day. Occupiers nearby include Costa Coffee, Sainsbury's Local, Age UK, Card Factory, Boots, Subway and William Hill.

Ware - 34 High Street, Hertfordshire SG12 9BY
Freehold Restaurant & Residential Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.

Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com

BLUE ALPINE
PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ