



GILMARTIN LEY

# Freehold residential investment for sale - Ware

**Passing Rent: £20,400 pa (£850 pcm per flat)**

**54, 54B and Flats 1 and 2 54  
High Street,  
Ware,  
HERTFORDSHIRE, SG12 9BZ**



## Price

Guide price £350,000 subject to contract



## Property Description

The property comprises two self-contained flats within a Grade II Listed building. The flats were converted in 2013.

The flats are accessed via a communal entrance on the High Street in between the two shops.

The shops effectively do not form part of the property having been sold off on a long lease at a peppercorn ground rent expiring 2162.

The flats are well-presented featuring carpeted floors, LED spotlights, fairly modern fitted kitchens and shower rooms / WCs and electric wall-mounted panel heating.

There is scope to increase the rental income, the passing rents being £850 per calendar month per flat.

While Flat 1 is a standard one bedroom unit, Flat 2 provides more space: there is an additional room accessed via the bedroom at second floor level which could be used as an additional bedroom (this is the current arrangement) or as a study.

## Key features

- > Freehold
- > 2 flats converted in 2013
- > Grade II Listed building
- > Low, reversionary, passing rent of £20,400 pa (£850 pcm per flat)
- > Flat 2 features an additional room accessed via the bedroom which can be used as a further bedroom or study
- > Excellent High Street location



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## Accommodation

Gross Internal Area: 121 sq.m. (1,297 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Flat 1	10,200	Statutory periodic tenancy, the AST having expired on 18th March 2022	47.50	511	One bedroom first floor flat comprising shower room / WC, kitchen area and lounge.
Flat 2	10,200	Statutory periodic tenancy, the AST having expired on 27th September 2019	73.03	786	First / second floor flat comprising shower / WC and large lounge / diner at first floor level with kitchen area, main bedroom at second floor level leading to a second good-sized room which could be used as a second bedroom or an office. The area includes 5.88 sq m (63 sq ft) of space below 1.5m height.
Two shops	0	A long lease at a peppercorn ground rent expiring 24th March 2162. The landlord insures and the tenant is obliged to reimburse.			The WC which serves the shops only is at the top of the staircase within the common parts which serve the two flats.
<b>Total</b>	<b>20,400</b>				

## Property Location

Ware is a thriving historic town in Hertfordshire. The property has an excellent location on the north side of the High Street, opposite the library.

There are various restaurants, shops, and bakeries / cafes nearby.

Ware railway station is only 340m to the south-east of the property, providing services to London Liverpool Street with a journey time of less than an hour.

## Terms

Freehold for sale subject to the statutory periodic tenancies in respect of the flats and subject to the long lease in respect of the shops.

## Legal Fees:

Each party is to bear its own legal fees

## Local Authority:

East Hertfordshire District Council

## Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

## Further information at:

<https://www.gilmartinley.co.uk/properties/32649>  
OS extract  
Long lease of shops  
2013 drawings



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**Last Updated:**

10 Jan 2025

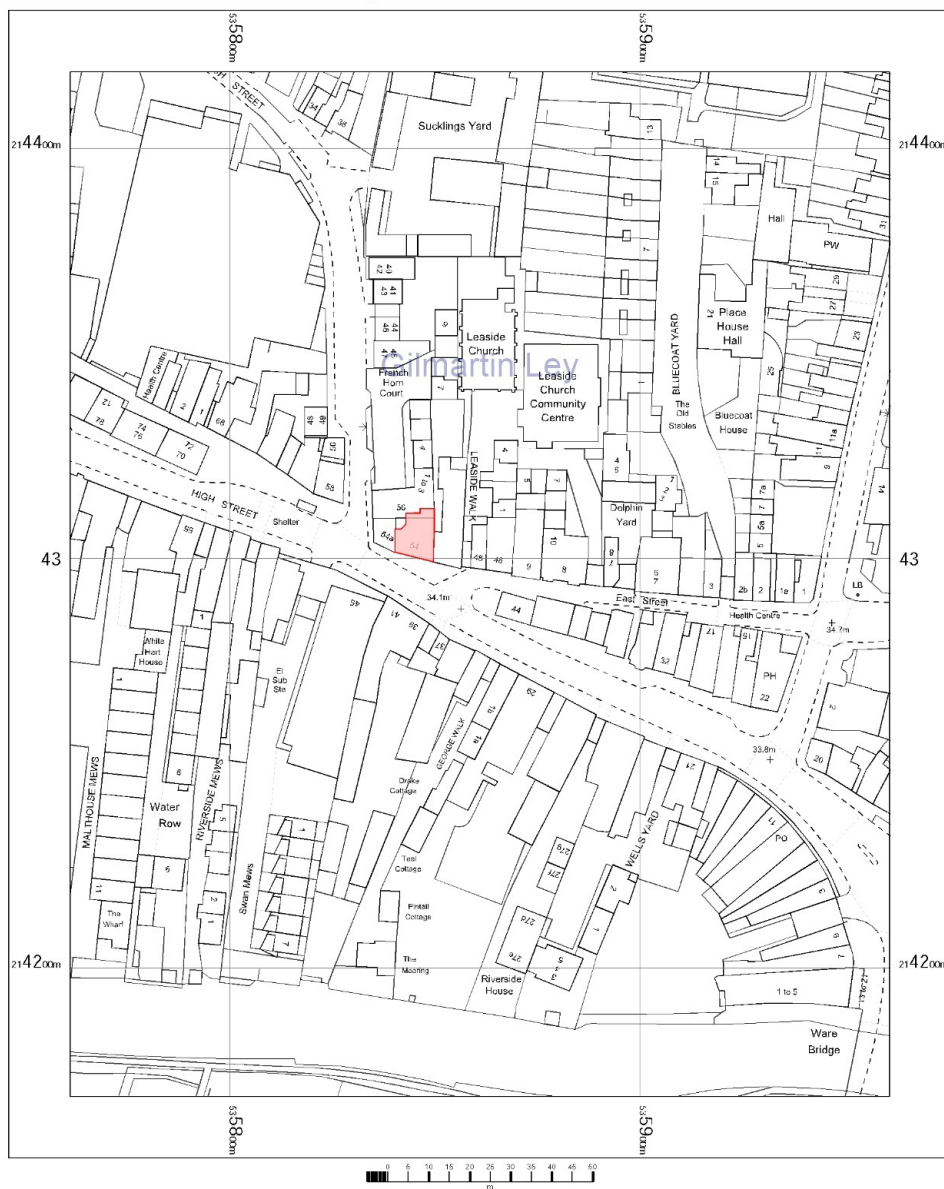
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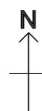
54 High Street, Ware SG12 9BZ



OS MasterMap 1250/2500/10000 scale  
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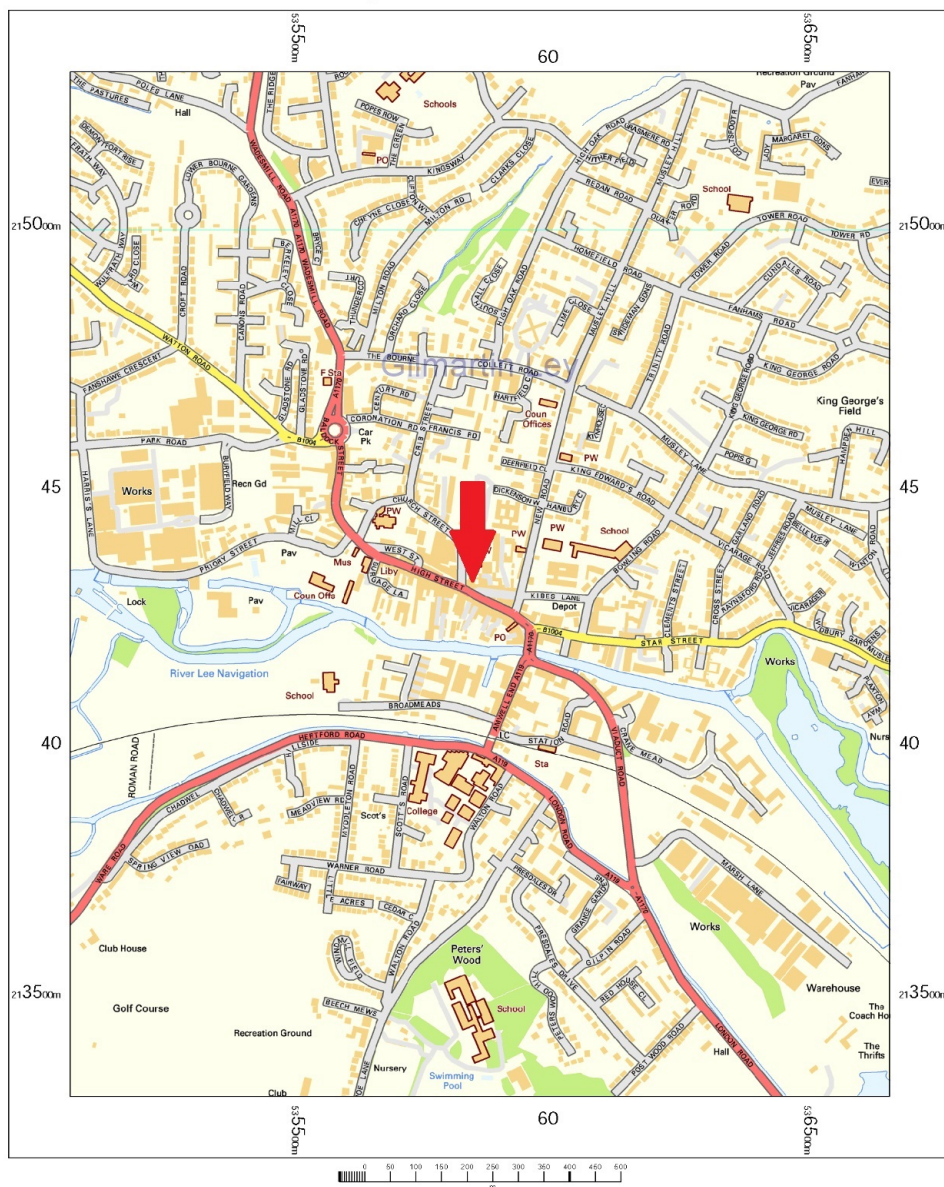
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OS Streetview  
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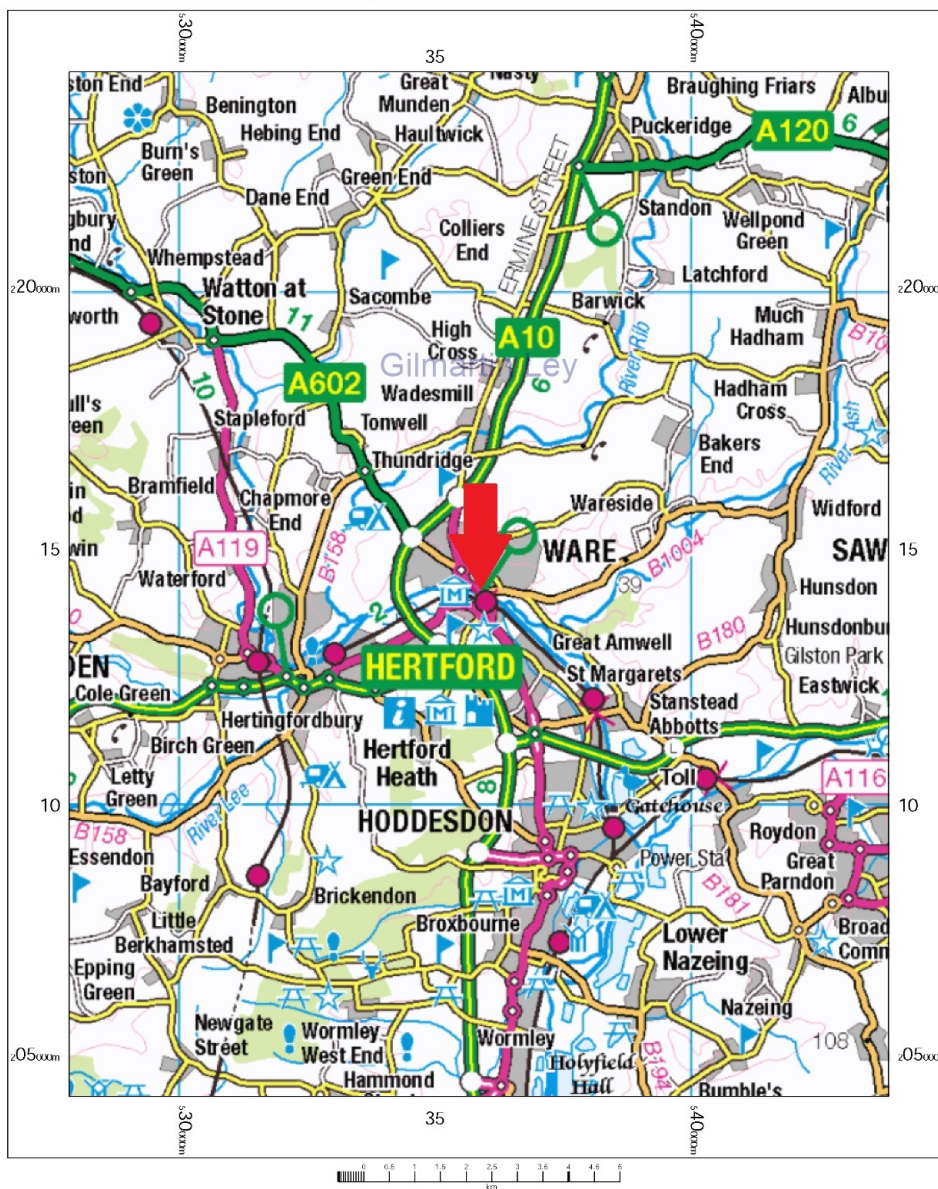
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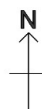
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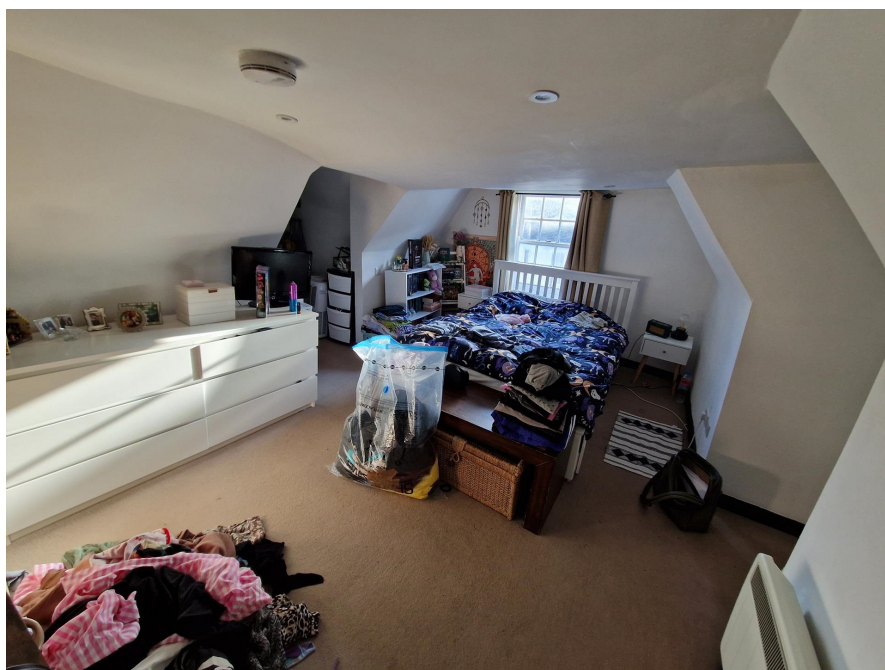
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