

27D HIGH STREET

Royston
Hertfordshire
SG8 9AA



TO LET.

REFURBISHED GROUND FLOOR SELF-CONTAINED RETAIL UNIT

528 SQ FT (49.05 SQ M)



For further information please contact: **Tereza Halewood**

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Location

Royston has good road communications, with the junctions of the A505, A1198 and the A10 being just to the north of the town centre and Junction 10 on the M11 approximately 7 miles to the northeast. Cambridge, to the northeast, is 12 miles distant and Hitchin, Letchworth Garden City, Baldock and Stevenage all between 8 and 10 miles to the southwest.

The town has a railway station which provides a frequent service to London Kings Cross (approximately 45 minutes travel time) and Cambridge (approximately 15 minutes travel time).

The property is located on the main High Street in a prominent position, close to other retailers such as Card Factory, WH Smith, Boots, Post Office, Garden House Hospice, Timpsons and Costa Coffee.

Description

The subject property is a self-contained, ground floor unit with disabled WC, and access is provided at the rear of the property for loading.

Accommodation

The accommodation provides the following net internal floor area: -

Retail Sales Area	528 sq ft	49.05 sq m
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Features

- Prominent High Street location
- Three phase power supply
- Gas
- Disabled WC
- Rear loading

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£14,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,750. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The Asset Rating is E-118 expiring 12th May 2025. Certificate number: 0950-6958-0305-1730-8054.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

