

12 ANGEL PAVEMENT

Royston
Hertfordshire
SG8 9AS



TO LET

**GROUND FLOOR TOWN CENTRE SELF-CONTAINED
RETAIL UNIT WITH CLASS E USE**

540 SQ FT (50.21 SQ M)



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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 off the main High Street close to other local and national occupiers including Card Factory, WH Smith, Boots, Post Office, Savers, Tesco and many more.

Description

The property provides an open retail unit at the front with rear space which benefits from a storeroom, kitchen and WC facility.

Accommodation

The approximate net useable area is 540 sq ft (50.21 sq m).

Features

- Self-contained retail unit
- Security shutter on front of shop
- Kitchen
- Rear loading facilities
- Three phase power supply
- Gas supply
- Flooring throughout
- Presented well
- EPC 'C' rating
- WC facility

Rental

£13,200 per annum, exclusive.

Tenure

Our client can offer a new full repairing and insuring lease for a term to be agreed.

Service Charge

Further details upon request.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £12,250. The UBR for 2026/27 is 43.2p 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 C-57 expiring on 5 February 2027. Certificate Reference number: 9204-3059-0836-0600-4321.

A copy of the respective EPC is available upon request.

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.

VAT

No VAT is payable on the rent.

