FOR SALE

Carter Jonas

16-20
HIGH STREET
ROYSTON
SG8 9AG

Prime retail unit on the High Street in Royston town centre.

- Freehold interest for sale with vacant possession
- 3,885 sq ft
- Prominent retail position
- Development potential subject to planning

LOCATION

The town of Royston is located within the county of Hertfordshire, 15 miles to the south of Cambridge and 47 miles north of London.
Royston sits at the junction of the A10 and A505, linking Kings Lynn and Cambridge to London. The town is also only a short distance from both the A1 (M) and M11 motorways.
Stansted International Airport is located approximately 18 miles to the south east of the town. Royston train station provides frequent services to London Kings Cross and Cambridge.

DESCRIPTION

16 High Street, Royston comprises a Grade II listed building over three storeys with a basement. The retail unit has been partly refurbished on the ground floor. The first and second floors are accessed to the rear via an internal staircase. The upper floors comprise of four separate rooms that would be well suited for residential accommodation.

18-20 High Street, Royston is a 17th Century Grade II listed building arranged over two floors, with an extension to the rear. The existing retail unit is double fronted, benefitting from exposed wooden beams and is predominantly open plan.

ACCOMMODATION

Property	Sq Ft	Sq M
16	1,723	160
18-20	2,162	201
Total	3,885	361

GUIDE PRICE

£400,000

Offers are also invited for the individual units.

TENURE

The freehold interest is available with vacant possession.

BUSINESS RATES

16 High Street

Rateable Value 2017/18: £11,500

Estimated Rates Payable 2017/18: £5,508

18-20 High Street

Rateable Value 2017/18: £14,250

Estimated Rates Payable 2017/18: £6,826

Interested parties are advised to confirm the accuracy of the above figure by contacting the local authority.

PLANNING

16-20 High Street has existing use as a retail unit (A1) with ancillary use to the upper parts.

Planning permission was granted in June 2013 for the demolition of the extension to make the ground floor retail units self contained and to create a two bedroom flat on the upper floors of 16 High Street, and 2 x one bedroom flats on the upper floor of 18-20 High Street. Access to the upper parts is to be provided to the side and rear elevations.

The planning application number is 13/001/183/1.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Viewings are strictly by appointment only and must be organised through the sole agents Carter Jonas:

Izzy Vyvyan

07825 674 610 | 01223 558036
Izzy.Vyvyan@carterjonas.co.uk
One Station Square, CB1 2GA

Sebastian Denby

07788 364 635 | 01223 346640
Sebastian.Denby@carterjonas.co.uk
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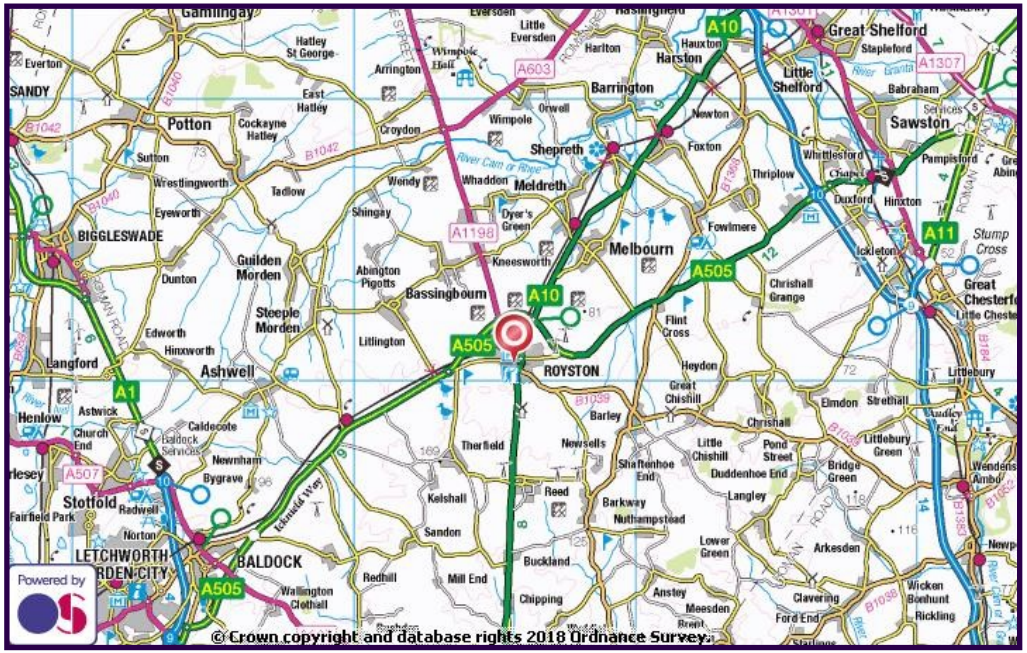

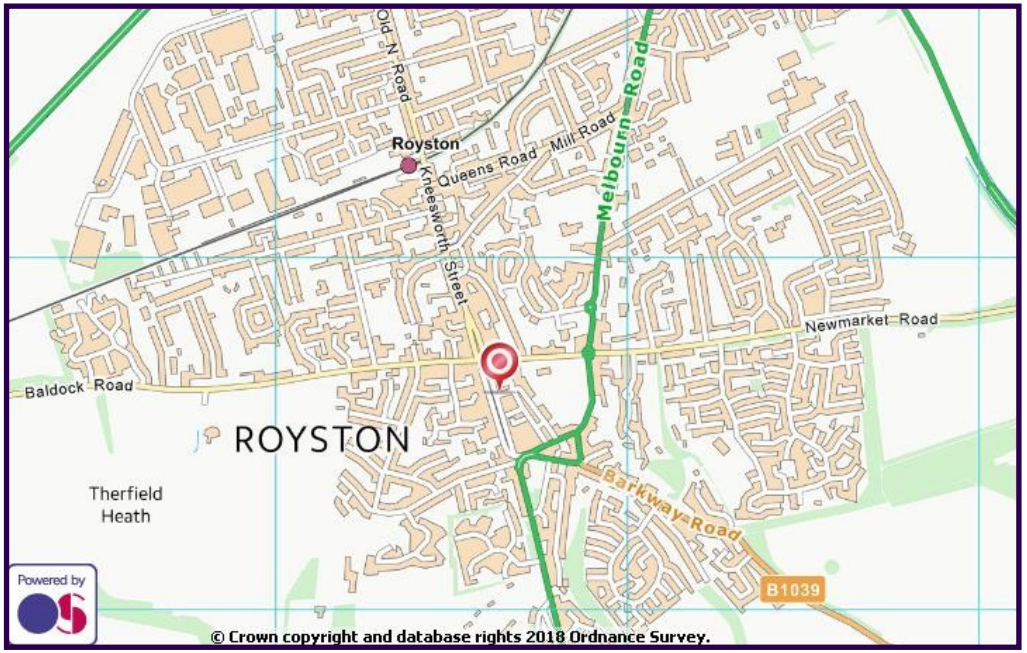

FURTHER INFORMATION

Should you require further information please get in touch:

carterjonas.co.uk

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IMPORTANT INFORMATION

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