

DEVELOPMENT FOR SALE

**BARKER STOREY
MATTHEWS**

bsm.uk.com

01223 467155



**40-42 High Street,
Royston, Herts, SG8 9AG**

Price: On application

Size: 7,046 sq ft

- Residential Development
- 1st and 2nd Floors
- Town Centre Location
- Pre-application submitted
- Potential for 11 flats
- 2 x Studios, 4 x 1 Beds and 5 x 2 Beds

Voted by the Estates Gazette 'Most Active Agent in the East of England 2013 to 2017'



Bury St Edmunds • Cambridge • Huntingdon • Peterborough

LOCATION

Royston is an attractive market town with a population of approximately 16,000. It is situated in North Hertfordshire at the junction of the A10 & A505 trunk roads.

The subject property is located in a prime position on the High Street next to Boots and WH Smith.

DESCRIPTION

The property comprises the first and second floors of a three storey building which is to remain in retail use on the ground floor.

The upper floors are considered suitable for re-development and a pre-application has been submitted to convert them to provide 11no. Flats (2 x Studio, 4 x 1 bed and 5 x 2 bed). The proposals include an extension to the second floor.

FLOOR/SITE AREAS

First Floor: 553.11 sq m 5,954 sq ft

Second Floor: 101.42 sq m 1,092 sq ft

Total : 654.53 sq m 7,046 sq ft

All measurements are approximate.

SERVICES

Mains drainage, gas, electricity and water are believed to be connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services, fixtures and fittings.

BUSINESS RATES/COUNCIL TAX

We understand from internet enquiries made from the VOA website that the property has a rateable value of £66,000.

For the year commencing 1 April 2018 rates will normally be charged at 49.3p in the pound if the RV is £51,000 or more, and 48p if the RV is below £51,000.

However, the amount payable may be affected by transitional adjustments or reliefs that may be applicable. Interested parties are advised to

make their own enquiries directly with the local council.

The property will need to be re-assessed for Council Tax following re-development.

TIMING

The property is available to purchase immediately.

LEGAL COSTS

Each party is responsible for their own legal costs.

EPC

This property has an EPC of D (77). A copy of the EPC is available on our website.

PRICE

On application.

VAT

We understand that VAT will be charged on the purchase price.

VIEWING

Strictly by appointment with the sole agents:-



Barker Storey Matthews

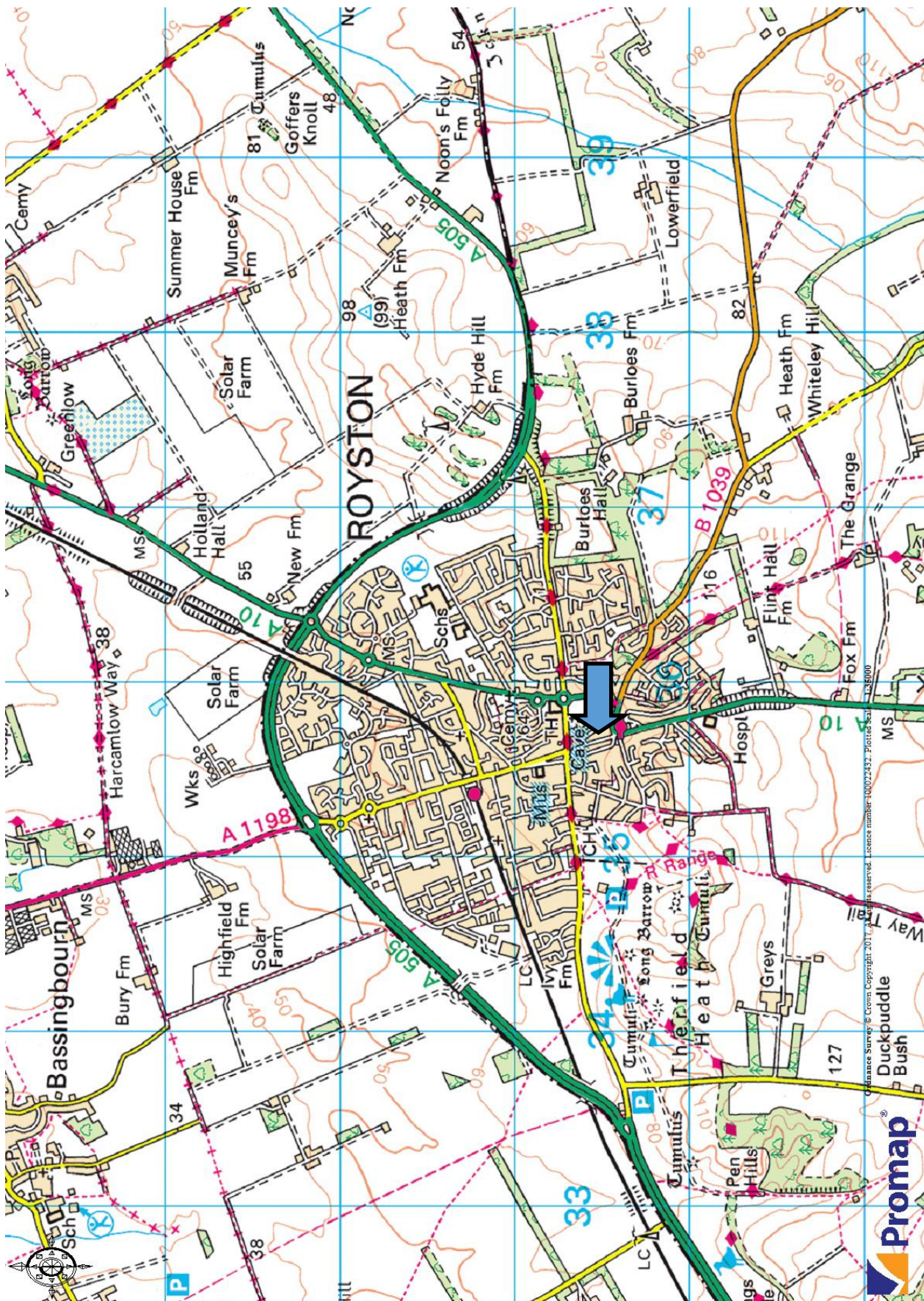
Pound Hill House, Pound Hill,
Cambridge CB3 0AE

Contact: **Mark Critchley**
mc@bsm.uk.com
(01223) 467155

Ref: MC/6495
180423

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

Bury St Edmunds • Cambridge • Huntingdon • Peterborough



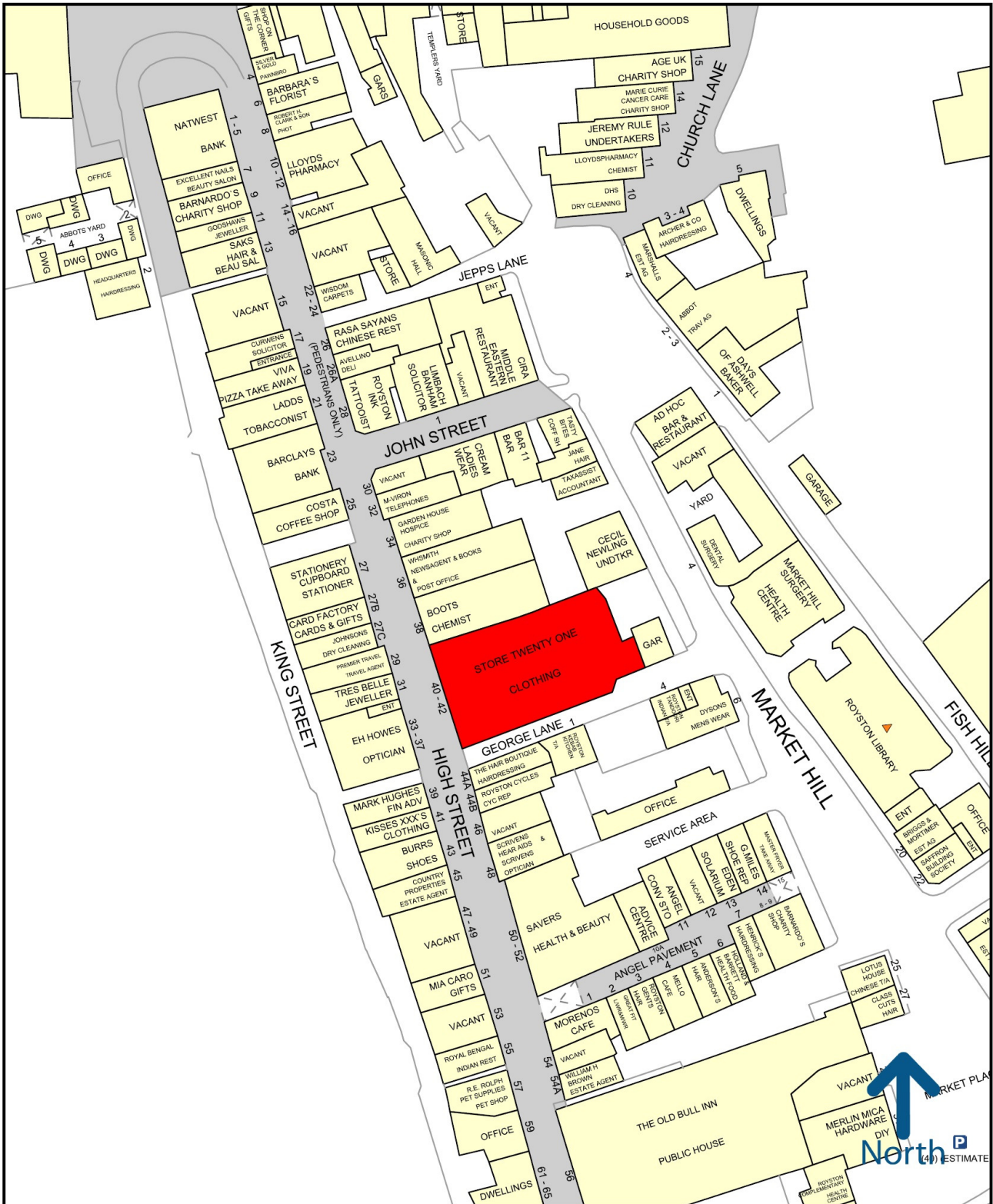
ORDNANCE SURVEY PLAN

THIS PLAN IS REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT RESERVED.

THIS PLAN IS PUBLISHED FOR IDENTIFICATION PURPOSES ONLY AND ALTHOUGH BELIEVED TO BE CORRECT, ITS ACCURACY IS NOT GUARANTEED AND IT DOES NOT FORM PART OF ANY CONTRACT. LICENCE No. 100003928.

**BARKER STOREY
MATTHEWS**

bsm.uk.com



50 metres

Experian Goad Plan Created: 16/01/2018
Created By: Barker Storey Matthews



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011