



AITCHISON RAFFETY



- Self contained ground floor retail unit
- Large frontage on busy high street
- Rear access & loading to the front
- Suitable for a variety of uses within Class E
- £13,950 per annum
- Qualifies for small business rates

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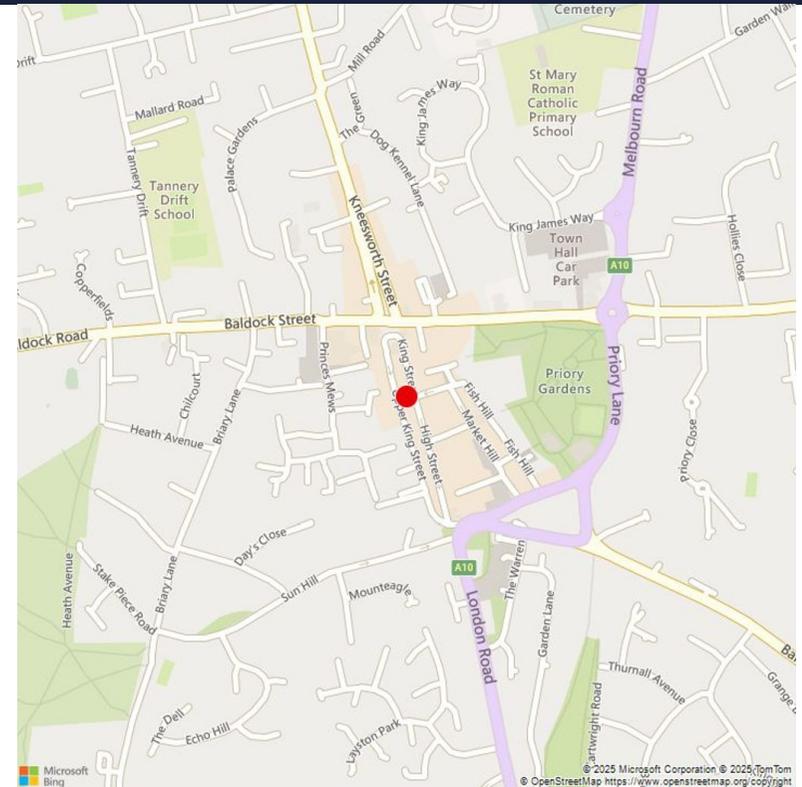
27D High Street, Royston, Hertfordshire, SG8 9AA

Lock-up shop with good frontage

Approx. 566 Sq Ft (52.58 Sq M)

To Let

27D High Street, Royston, Hertfordshire, SG8 9AA



Description

The property comprises a mid terrace lock up shop in the centre of Royston. The unit is serviced by its own WC and has rear access for deliveries.

The unit would suit a variety of uses within class E, and benefits from a large glass frontage onto a main road.

Location

Royston benefits from excellent road connections, with the A505, A1198, and A10 converging just north of the town centre. Junction 10 of the M11 is located approximately 7 miles to the northeast. Cambridge lies about 12 miles to the northeast, while Hitchin, Letchworth Garden City, Baldock, and Stevenage are all situated between 8 and 10 miles to the southwest.

The property occupies a prominent position on the main High Street, close to national retailers including Card Factory, WH Smith, Boots, the Post Office, Garden House Hospice, Timpsons, and Costa Coffee.

Floor Area

Ground Floor Retail Unit	566.07 Sq Ft	52.59 Sq M
Total	566.07 Sq Ft	52.59 Sq M

Rent

£13,950 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £10,500 meaning it could qualify for small business rates relief and reduce the payable to zero.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaited

Viewings
By appointment only with sole agents Aitchison Raffety
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AITCHISON RAFFETY
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