

**23 HIGH STREET & KING STREET,
ROYSTON, SG8 9AB**



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**A LANDMARK TOWN CENTRE
FORMER BANK BUILDING WITH
DEVELOPMENT POTENTIAL**

**SUIT CATEGORY E & OTHER USES TO
INCLUDE RESIDENTIAL**

6,911 SQ FT*

FOR SALE FREEHOLD

LOCATION:

The building fronts Royston High Street immediately opposite John Street and with frontage onto King Street to the rear approximately 100 yards from the Melbourn Street traffic light junction.

Significant town centre retailers include Costa Coffee, Lloyds Pharmacy, Timpson, Cream ladies fashion, W H Smith, Post Office, Specsavers, Card Factory and Boots.

The main Orchard Road employment and business areas are to the north west of the town and now to include a new retail park wherein occupiers include Aldi, Marks & Spencer and Costa Coffee, whilst the industrial areas include the likes of Jewson and Johnson Matthey.

The town is served by numerous public car parks including The Warren, Market Hill, Princes Mews and Melbourn Street.

Royston main line rail is just over a third of a mile due north along Kneesworth Street providing a London Kings Cross service via Finsbury Park.

Duxford/M11	-	8 miles
Letchworth/A1M	-	9 miles
Cambridge/M11	-	10 miles
Hertford	-	21 miles

DESCRIPTION:

A late 19th century Tudor style listed Grade II building with modern additions.

Approximate 45' frontage onto High Street

Approximate 45' rear frontage onto King Street

Basement	-	1,277 sq ft
Ground floor	-	2,022 sq ft
First floor	-	2,259 sq ft
Second floor	-	1,353 sq ft
Total	-	6,911 sq ft

*All floor areas and dimensions are approximate with some floor areas being measured gross over internal walls.

There are 2 principle internal staircases allowing for maximum flexibility of building division and usage.

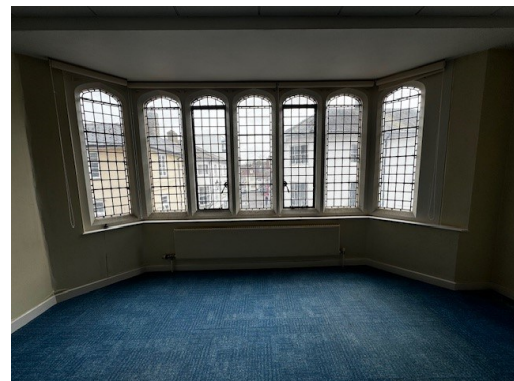
Basement - dry and all full height and usable. Currently laid out as 5 principle areas and lobby.

Ground floor - currently as 2 principle open plan areas around a central entrance point.

First floor - currently as 3 principle areas and 3 smaller partitioned rooms.

Second floor - currently as a main open plan room, separate male and female toilets facilities and boiler room.

Loft space - unmeasured/uninspected.



PLANNING:

The former bank tenants would have been in occupation under what was an A2 financial & professional services planning permission which now falls within the recently introduced Class E commercial business & service category, www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes.

It is considered that future uses of the building may include retail, restaurant, medical, educational, offices and/or any other uses usually identified and operational within a town centre.

Given the position of the staircases then conversion for residential purposes is simplified for either the entire building or just upper floor levels.

All interested parties are advised to undertake their own planning research alongside discussion with North Herts District Council Planning Department.



TERMS:

The entire for sale on an unconditional basis.

PRICE:

£675,000, subject to contract only.

VAT:

TBA.

EPC:

TBA.

RATEABLE VALUE:

We are advised upon a rateable value of £28,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

EPC:

TBA.

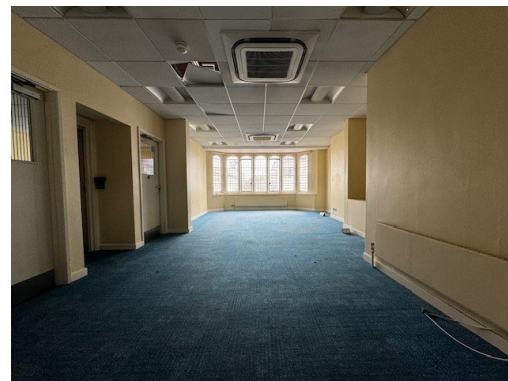
LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

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