CHEFFINS

TO LET:

TRADE COUNTER / RETAIL / WAREHOUSE PREMISES

2 Orchard Road
Royston
Hertfordshire
SG8 5HD

461.77 - 910.14 sq m
(4,970 - 9,797 sq ft)

- Situated within one mile of the A505 roundabout
- Less than a 5 minute walk to Royston Station
- Open plan layout
- Dedicated car parking and loading area

Location

Royston is a town situated in North Hertfordshire which has a local population of approximately 16,000 people. The town benefits from a railway station with national rail links to London Kings Cross and Cambridge Station. Royston is bypassed by the A505 road which provides good access to both the A1(M) and the M11.

The property is situated on Orchard Road which is located to the north of Royston. Royston Railway Station is located less than a 500m walk away. The A505 roundabout is located less than one mile from the property.

Description

The property comprises a large open plan trade / warehouse space over two floors. Both floors are carpeted and benefit from LED lighting. The property is of brick construction under a pitched roof. There is dedicated yard space which can be used for parking or loading to the front and side of the property with vehicular access on to Orchard Road.

Accommodation

The property comprises the following approximate gross internal areas:

	Sq M	Sq Ft
Ground Floor:	461.77	4,970
First Floor:	448.40	4,827
Total	910.14	9,797

Planning

The property has most recently been used as an office. Alternative uses may be suitable subject to ensuring the necessary planning consents are in place.

Interested parties are advised to make their own enquiries of North Hertfordshire District Council on (01462) 474000.

Uniform Business Rates

The premises are assessed as follows:

Rateable Value: £64,000
Rates business (2022/23): £32,256

Interested parties are advised to make their own enquiries of North Hertfordshire District Council on 01462 474000.

Service Charge

Service charge details are available upon request.

EPC

The property has an EPC Rating of C - 69.

Terms

The property is available on a new direct lease at a rate of £8 per square foot, exclusive of VAT and other outgoings. Please contact the agent for further details.

Legal Costs

Each party to bear their own legal and professional fees.

Viewing and Further Information

Strictly through the sole agent, Cheffins.

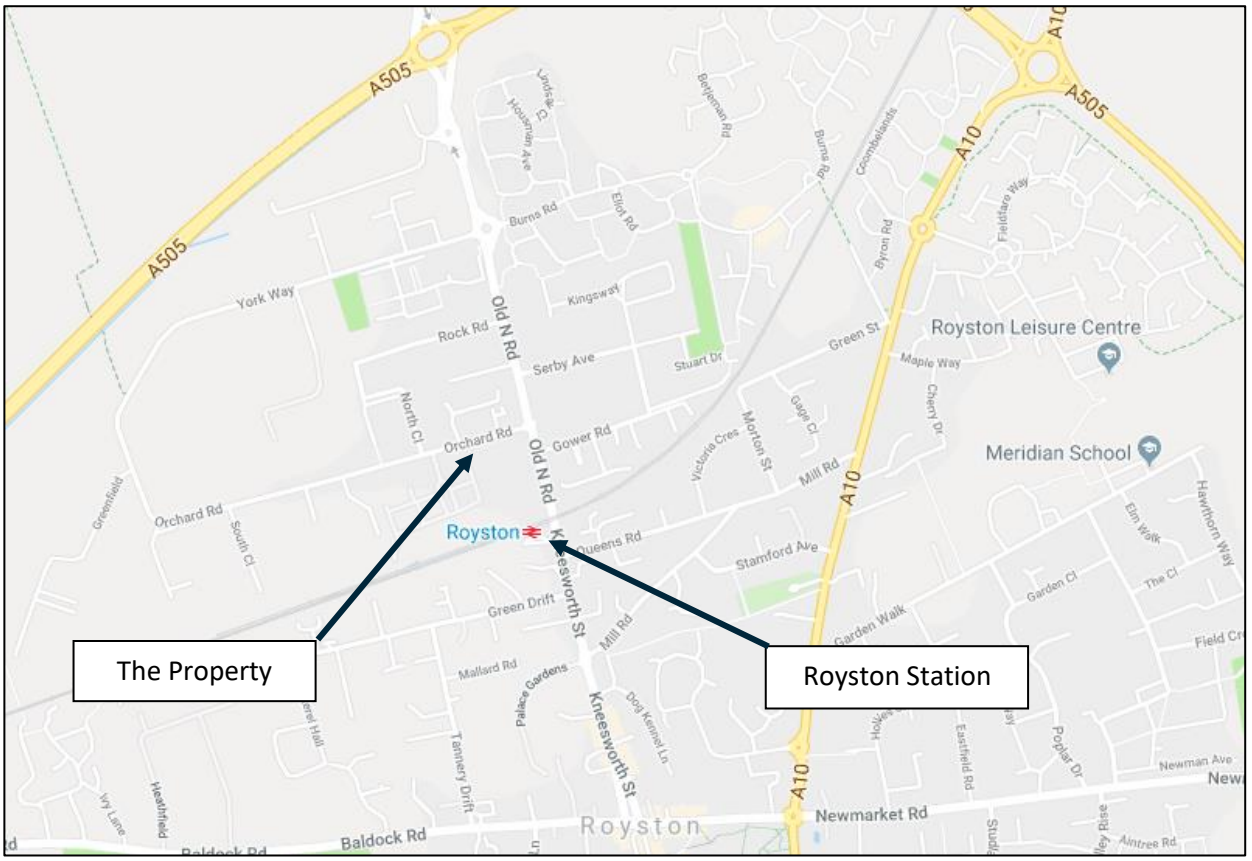
Luke Davenport
Tel: 01223 271 974
Email: luke.davenport@cheffins.co.uk

Joint agent:

Hartnell Taylor Cook
020 7491 7323
htc.uk.com

Jonathan Gilbert
Tel: 0207 491 7323
Email: Jonathan.Gilbert@htc.uk.com

The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect.


The Property
Royston Station
Royston
Royston Leisure Centre
Meridian School
A505
A10
Old N Rd
Kneesworth St
Newmarket Rd
Baldock Rd
Orchard Rd
Green Drift
Mill Rd
Queens Rd
Stamford Ave
Garden Walk
Green St
Serby Ave
Rock Rd
York Way
Gower Rd
Mallard Rd
Palace Gardens
Tannery Drift
Newman Ave
Aintree Rd

the original factory shop