



High Street
SG8 9AG

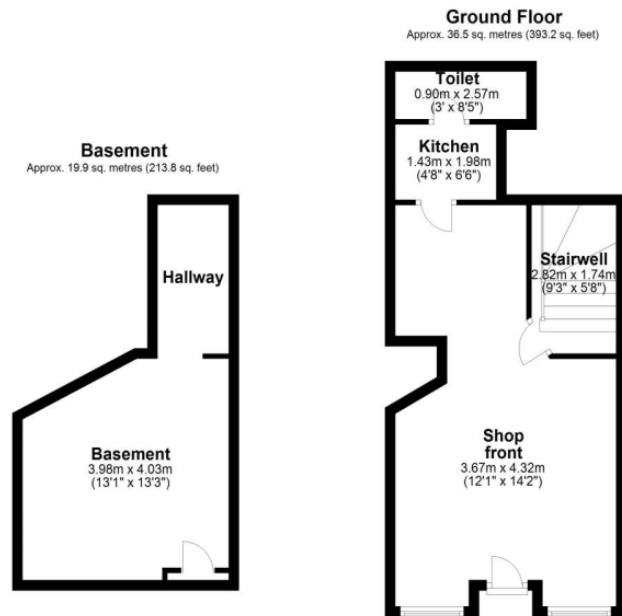
£1,250 Monthly

abode



01763259888

Abode are happy to offer to market this prime High Street located shop in the historic market town of Royston. Located near the midpoint of the high street, this premises benefits from being in an area of high visibility and high footfall. The grade two listed property comprises of the ground floor totalling 38.5 square meters, and a large tanked basement for storage and office space of 29.8 square meters. The property is offered with building insurance included in the price, the rateable value on the premises is £7,300 so will benefit from 100% business rate relief.



Total area: approx. 56.4 sq. metres (606.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	