Kneesworth Street
Hertfordshire
SG8 5AB

abode

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Kneesworth Street, Royston, , SG8 5AB

£350,000 Freehold

Abode are delighted to offer to market this Grade two listed freehold property in the heart of Royston, Hertfordshire. The property is resplendent with period features throughout, currently being leased to a successful local restaurant the property offers well presented category E usage over two stories and 1450 square feet of accommodation. The property is located close to Royston Town Centre, and benefits from on street parking in the local vicinity, making for an easy to access property whether walking or driving. The current lease is due to expire in November 2026. The business rate valuation for the property is currently £13,250 and would attract some small business rate relief. The current category usage is class E. Viewing is via prior appointment only and would need to be outside of the busy hours of the restaurant.

About Royston

Welcome to Royston, a charming market town nestled in the heart of Hertfordshire, where opportunity meets community. With a population of approximately 17,500

Bar/ Kitchen Area: 8.15m (26'9") x 4.46m (14'8")
The light entrance way comprises of a open plan kitchen area with open plan kitchen preparation area leading to the kitchen proper. The area benefits from lovely period features and is full of character.

Ground Floor Dining Area: 3.38m (11'2") x 7.80m (25'8")
With window to front aspect, open plan to bar area, and stairs leading to the first floor. Covers for 20 people. The room benefits from period features with exposed beams.

Dining Area 2: 4.80m (15'9") x 4.57m (15'0")
This first floor dining area has a single glazed window to front aspect, and has wooden beam partitions open to the dining area to the back. Creating a light and airy space with a total of 20 covers.

Dining Area 3: 4.46m (14'8") x 4.43m (14'7")
With dingle glazed window to rear aspect. The area is suitable for 20 covers.

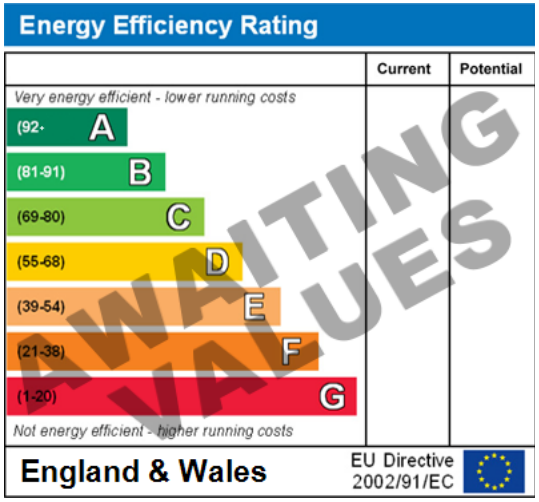
Staff Room: 3.38m (11'2") x 3.28m (10'10")

WC:
A Ladies and Gentleman's separate WC each with own basin.

Approximate Gross Internal Area
138.44 sq m / 1490.15 sq ft

Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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