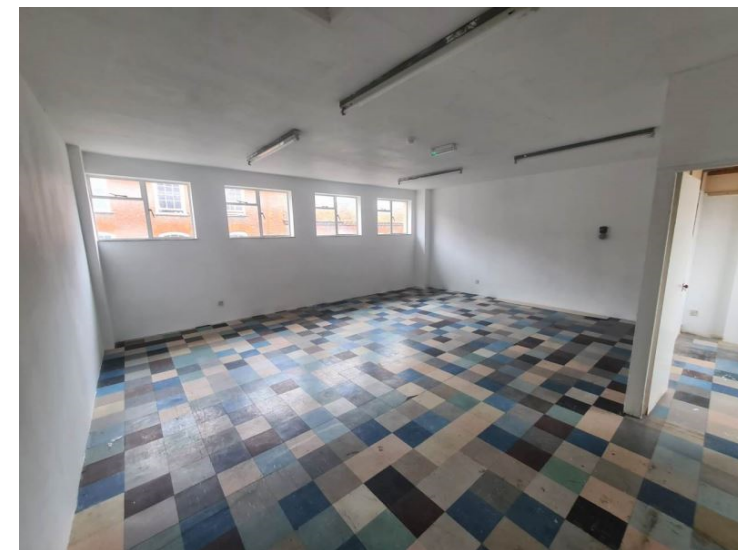




High Street
SG8 9AW

£40,000 Yearly

abode



01763259888

Abode are happy to offer this prime high street commercial property in Royston, Hertfordshire. The property has a generous retail area of 76.1 square meters, with 6.8 meters of window front onto the high street. The property is in the highest footfall area being centrally located on the High Street. The ground floor retail space is currently segregated in a variety of rooms via wooden constructed walls. Upstairs there is a large additional room which would be ideal for extra retail space of 43.6 square meters as well as an office and WCs. The rateable value of the property is £17,250, Price on Application, viewing is highly recommended and available on request.



Total area: approx. 139.3 sq. metres (1499.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	