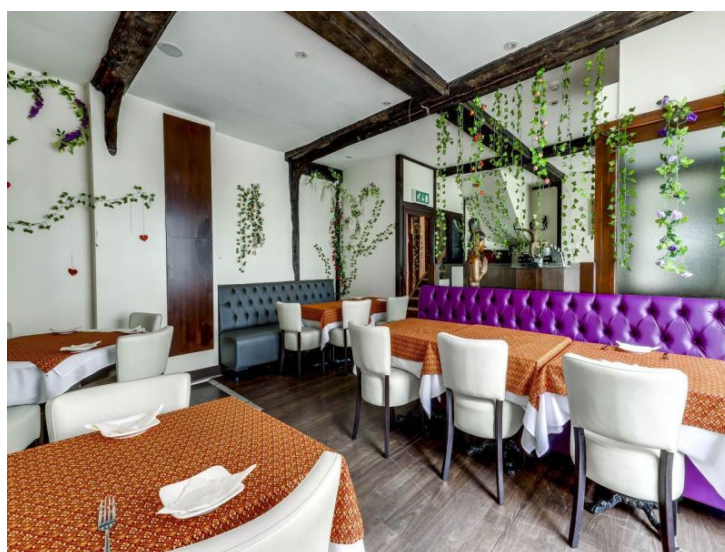




Kneesworth Street
SG8 5AA

£1,650 Monthly





01763259888

Abode are delighted to offer to market this grade 2 listed commercial property in the popular North Hertfordshire town of Royston. This property is very well maintained and an immaculate example of a 17th century property, originally built for King James the first to house his body guards, it is available to lease immediately. With a bar area, and 54 covers offered over the ground and first floors, this is a rare opportunity to lease a beautiful town centre commercial property. On the ground floor the property benefits from male and female bathrooms, a separate staff shower room, a preparatory kitchen with cold storage facilities, a bar/reception area and 22 covers restaurant area. On the first floor we have the fully fitted commercial kitchen, secondary bar area and additional restaurant setting for 32 covers. There is a well maintained and presented third floor space which can be utilised for office or staff rest rooms. The rateable value on the property is £9,500 per annum and would attract 100% small business rate relief. The EPC rating for the property is C. Contact Abode today to arrange for viewings and for further information

Cold Preparation Room (Ground Floor) 3.49m (11'6") x 2.99m (9'10")

Office 2 (Second Floor) 2.35m (7'9") x 2.08m (6'10")

Cold Store Room (Ground Floor) 3.76m (12'5") x 2.28m (7'6")

Office one (Second Floor) 4.15m (13'8") x 3.74m (12'4")

Reception/Ground Floor Restaurant (Ground Floor) 8.47m (27'10") x 5.40m (17'9")

Store Room (Second Floor) 2.46m (8'1") x 1.73m (5'9")

WC (Ground Floor) 1.48m (4'11") x 2.31m (7'7")

Staff Shower Room

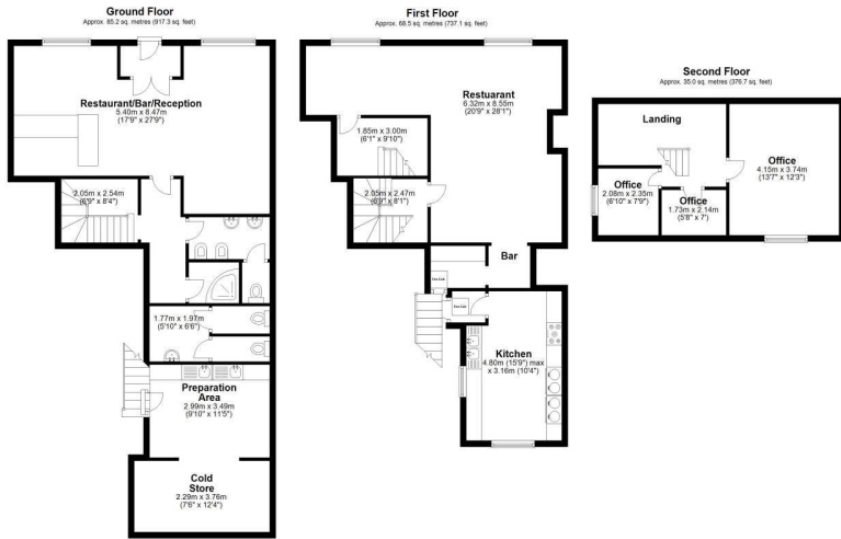
WC (Ground Floor) 1.57m (5'2") x 3.13m (10'4")

Bar (First Floor) 1.39m (4'7") x 1.36m (4'6")

First floor Restaurant (First Floor) 8.55m (28'1") x 6.20m (20'5")

Kitchen (First Floor) 3.16m (10'5") x 4.80m (15'9")

Landing (Second Floor) 2.40m (7'11") x 4.24m (13'11")



Total area: approx. 188.7 sq. metres (2031.1 sq. feet)



Royston, 10 Church Lane, Royston, Hertfordshire, , SG8 9LG

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	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	

