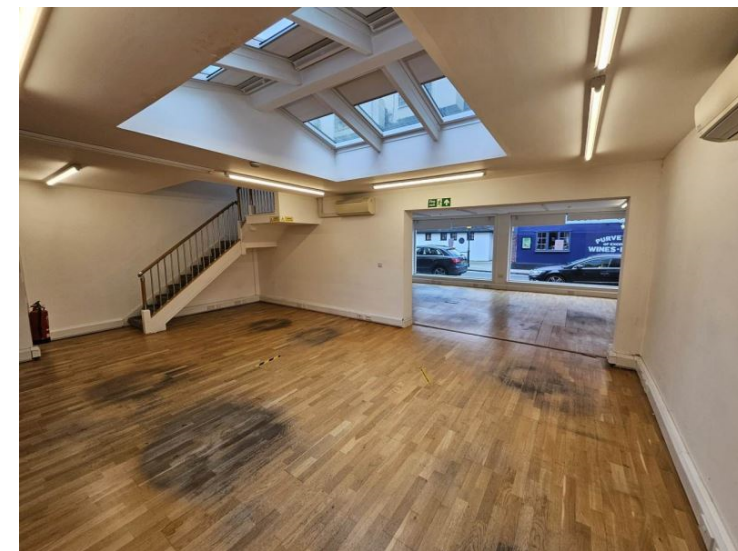




Kneesworth Street

SG8 5AA





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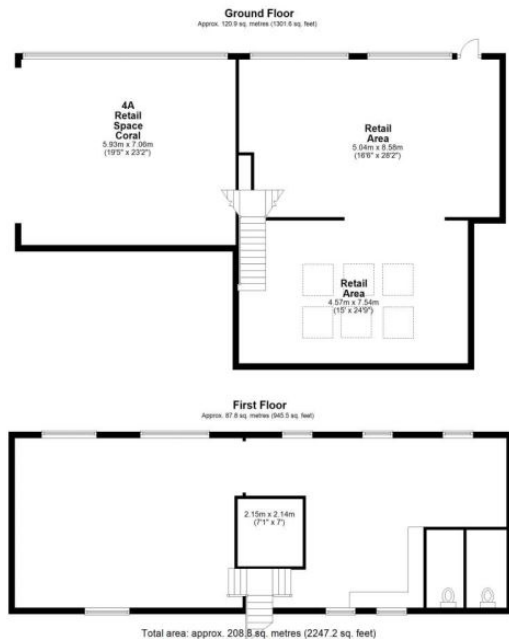
A rare opportunity to purchase two commercial freehold premises with a national branded anchor tenant in Royston, Hertfordshire. The property comprises of two commercial premises, with Coral bookmakers in one side of the premises. The current lease for Coral runs until 2029 and details are available following vetting. The other commercial property is currently vacant and comprises of a 74 square meter ground floor retail space, with uppers extending to 89 square meters of office space. This would be convertible to two one bedroom apartment subject to obtaining planning permission. The property is located on The Cross in Royston, a high visibility high footfall area and would be sure to attract new tenants. The property is well presented throughout and the sale is offered freehold. Viewing is highly recommend. Rateable value of the properties is £13,000 for the vacant property and £11,000 for Coral Bookmakers. The vacant property has a good EPC rating of B.


4 Kneesworth Street:

A vacant commercial property, comprising of 74 square meters of prime location ground floor retail space. With approximately 89 square meters of first floor office space. Downstairs has double fronted windows, with the rear retail area well lit by a feature orangery style window roof. Upstairs we have double glazed windows throughout, with kitchenette, two WCs and glass partitioned meeting room.

4A Kneesworth Street:

Currently occupied by Coral Bookmakers on a lease running until 2029, this 63 square meter property has excellent frontage onto Kneesworth Street, and a competitive lease.



| Energy Efficiency Rating | | |
|--|----------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-) | A | |
| (81-91) | B | 82 |
| (69-80) | C | 82 |
| (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  |