



Jepps Lane
ROYSTON, SG8 9AP

OFFERS OVER
£150,000

EPC Rating **TBC**

Property Summary

This is an opportunity to purchase a shop unit in the Middle of Royston Town centre. This property benefits having a large shop front, wood flooring throughout, WC and utility room. This property has a current tenant that's lease runs until October 2020. The current business is unaffected by the sale. For more information please call 01763259888.

Full Description

SHOP FLOOR

21'4" x18'11" (6.51m x5.77m)

Windows to the front and side, door to front and side,
wood flooring.

426.7 sq.ft 39.6 sq. m

WC

5'6" x4'5" (1.7m x1.35m)

Low level WC, sink, tiled floor.

UTILITY ROOM

9'0" x6'0" (2.76m x1.84m)

Wood flooring, sink unit.

Floorplan

Ground Floor



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTER REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.