



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 x 5.77m)
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

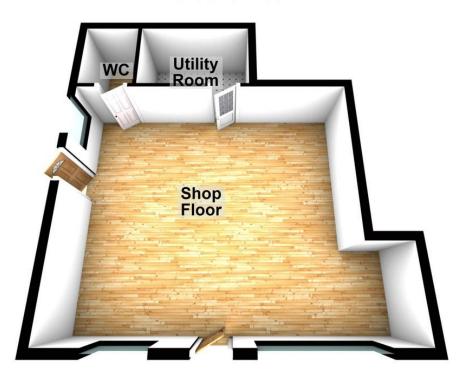
5'6" x4'5" (1.7m x1.35m)

Low level WC, sink, tiled floor.

UTILITY ROOM 9'0" x6'0" (2.76m x1.84m) Wood flooring, sink unit.



Ground Floor



Disclaimer

1.MONEY LAUNDERING REGULATIONS: Intending purchases 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 approximateroom sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets α any built in furniture.

4. Services: Rease 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 DONOTCONSTITUTE REFRESENTATIONS OF FACT OR FORM PART OF ANYOFFER OR CONTRACT. THE MATTER SREFERRED TO NITHESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS BIMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REFRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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CALL US ON

01763 259888

EMAIL info@abodetc.co.uk WEBSITE www.abodetc.co.uk

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

