



SITUATION

Located within the heart of the town centre within the Angel Pavement Shopping Precinct which provides one of the main links from the High Street to Market Place & Market Hill and a pay-and-display car park.

Nearby multiples include **Savers, Scrivens, Store Twenty One, Barnardo's, Boots** and **WH Smith**.

Royston is an attractive market town at the intersection of the A10 and A505 enjoying easy access to Junction 10 of the A1(M) some 15 miles north-east of Stevenage.

PROPERTY

Forming part of a modern terraced building comprising a **Ground Floor Shop** with a communal rear service area for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'2"
Internal Width	20'0"
Shop Depth	16'5"
Built Depth	19'8"
WC	

VAT is applicable to this Lot

£14,500 per annum

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**

* Refer to Point 9 in the 'Notice to all Bidders' page

TENURE

Leasehold for a term of 999 years from 17th January 2017 at a Peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Keatons Interiors Ltd as a Kitchen/Bathroom Interiors Showroom** for a term of 12 years from 30th September 2016 at a current rent of **£14,500 per annum** exclusive.

Rent Reviews 3 yearly



VENDOR'S SOLICITORS

SCJ Solicitors – Tel: 01286 677 897
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts