



20 Market Hill

Royston, SG8 9JG

Lock-Up Unit suitable for a number of uses within Class E

725 sq ft
(67.35 sq m)

- Prominent location
- Open plan floor area
- Suitable for a variety of uses

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Summary

Available Size	725 sq ft
Rent	£14,000 per annum
Business Rates	According to The Valuation Office Agency website www.vca.gov.uk the Rateable Value is £9,700. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year. Small business rates exemption may apply. Qualifying occupiers will pay no rates.
Service Charge	No current service charge but the Landlord reserves the right to implement one in the future.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A lock-up shop available on a new effectively full repairing and insuring lease on terms to be agreed.

The unit provides an open plan retail area with staff kitchen and WC facility to the rear.

Location

The property is located in a prominent position on Market Hill next to the town's public library. A large public car park is located directly opposite the property and is used for the town's market twice a week. Market Hill is directly accessed via the A10 providing links to Cambridge and London and the town's main railway station is located approximately 750 metres away.

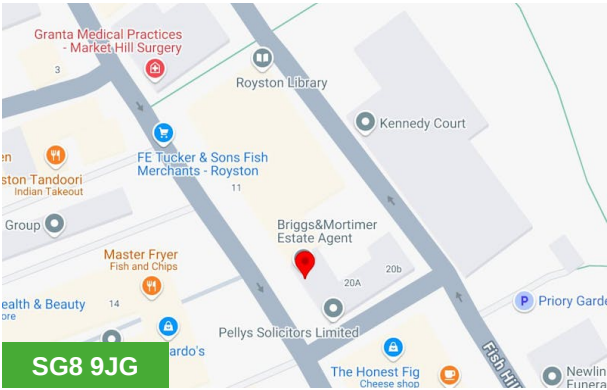
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	725	67.35

Terms

The property is available to let on new effectively full repairing and insuring lease, for a term of years to be agreed.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
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(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 02/07/2025