

FORMER MORRISONS, BALDOCK STREET ROYSTON SG8 5BA



A UNIQUE OPPORTUNITY IN ROYSTON

The former Morrisons in Royston is a purpose built supermarket in a prominent town centre location with dedicated parking.

RETAIL - HIGH STREET

TO LET

24,776 SQ FT

(2,301.77 SQ M)

- Prominent location in Royston town centre
- 15,280 sq ft GIA on ground, 9,496 sq ft GIA on first
- 86 dedicated

customer parking
spaces

- The only major
supermarket in the
town centre

FORMER MORRISONS, BALDOCK STREET, ROYSTON, SG8 5BA

OVERVIEW

Available Size	24,776 sq ft
Rateable Value	£320,000.00 2017 valuation
EPC Rating	Upon Enquiry

DESCRIPTION

The former Morrisons comprises a 24,776 sq ft purpose built supermarket. The demised surface car park provides 86 customer spaces and the unit also benefits from an independent and secure loading bay to the rear of the property. The unit is the only major supermarket in the town centre.

LOCATION

Royston is a commuter town of 15,781 people (2011 census) situated in North Hertfordshire. It is located 14 miles south east of Cambridge and 43 miles north of Central London. The nearest competing centres of Letchworth Garden City (13 miles), Cambridge, Bishop's Stortford (19 miles), and Huntingdon (22 miles) are some distance away meaning the town draws from a considerable area.

The property occupies a prominent position in Royston town centre on the corner of the intersection between Baldock Street and Princes Mews.

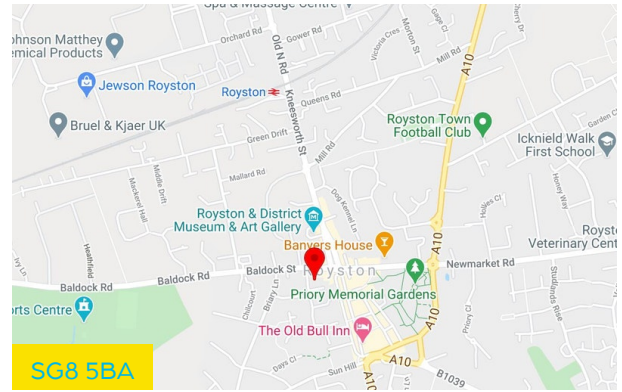
ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Sales	15,280	1,419.56	Available
1st - Ancillary	9,496	882.21	Available
Total	24,776	2,301.77	

TERMS

The property is available by way of a new FRI lease. Further information is available upon request.



VIEWING & FURTHER INFORMATION

HENRY ELWESS

020 7132 7533 | 07818 012 533

henry.elwess@montagu-evans.co.uk

ALEX HOROWITZ

07818538222

alexandra.horowitz@montagu-evans.co.uk



Find more properties @ [montagu-evans.co.uk](https://www.montagu-evans.co.uk)

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 01/03/2021

SUPERSTORE UNIT

Baldock Street, ROYSTON, SG8 5BA

First Floor Net and Gross Internal Area Plan

STORAGE 697.1 sq m 7504 sq ft

TOTAL AREA: 697.1 sq m 7504 sq ft

The following area has been INCLUDED in the STORAGE Area:

Steps 1.4 sq m 15 sq ft

The following areas have been EXCLUDED from the STORAGE Area:

Access 0.1 sq m 1 sq ft

Pipes 0.9 sq m 10 sq ft

Plant 95.3 sq m 1026 sq ft

Restricted Headroom <0.1 sq m <1 sq ft

Staff Toilets 55.9 sq m 602 sq ft

□ GIA 882.2 sq m 9496 sq ft

TOTAL AREA: 882.2 sq m 9496 sq ft

Drawing No. 22412-RS-A1

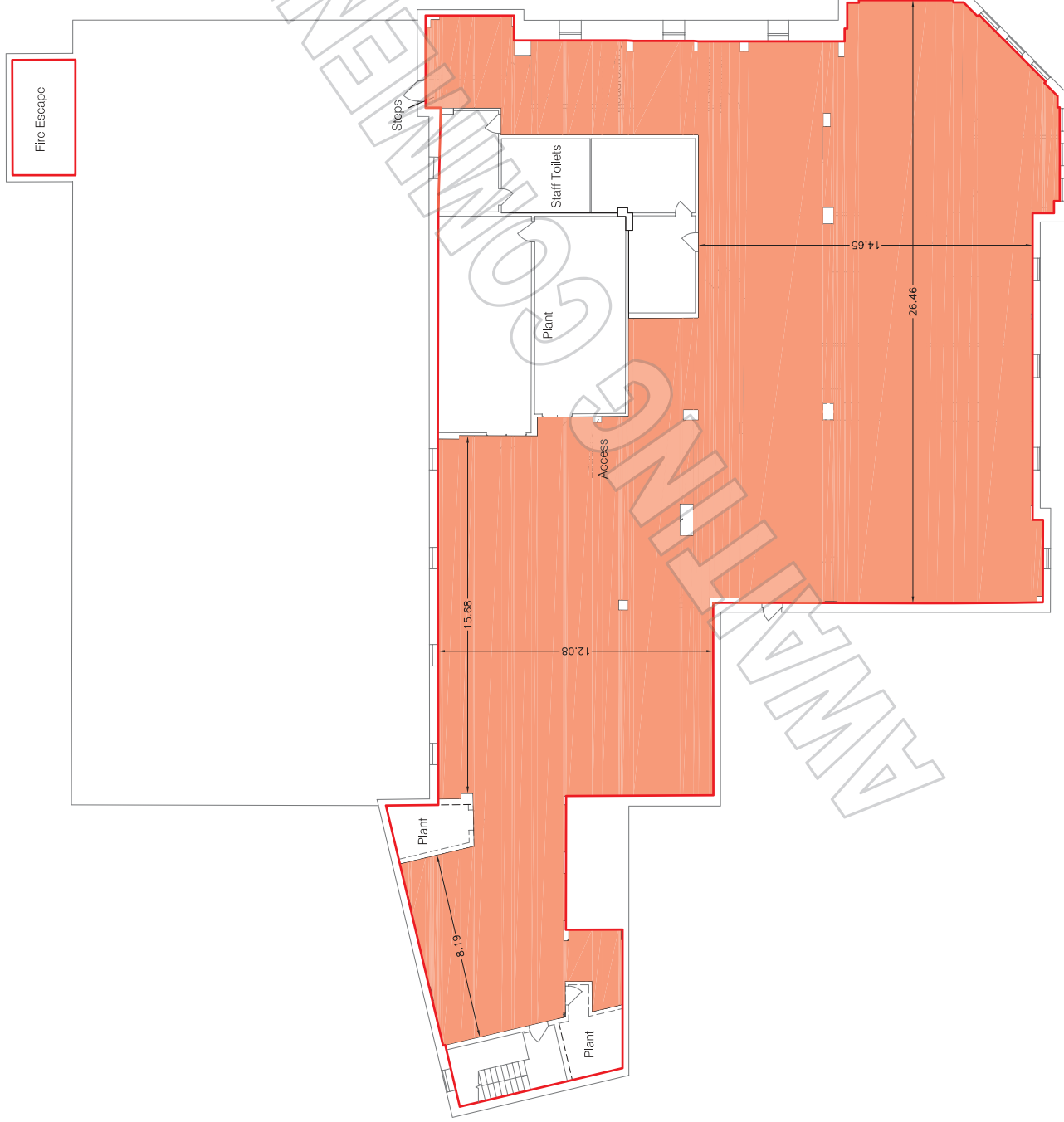
Issue A October 2009

Scaled for presentation purposes

Plowman Craven PCA

+44(0)1582 765566 info@plowmancraven.co.uk

+44(0)1582 765370 www.plowmancraven.co.uk



BALDOCK STREET

- Revisions:
- A - Original Issue (October 2009)
 - B -
 - C -
 - D -
 - E -
 - F -

Note:
This drawing complies with the 6th edition of the BCS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.

Condition of Site:
Occupied
 Vacant
Heavy Fit-Out
 Shell & Core
 Under Construction
 Cat. A Fit-Out