

# Mixed-Use Investment & Development Opportunity

FOR SALE

48 High Street, Royston,  
Hertfordshire, SG8 9AW

**Harston&Co**

For more information call us  
on 020 3371 0061



48 High Street, Royston, Hertfordshire, SG8 9AW

[harstonandco.co.uk](http://harstonandco.co.uk)

## Executive Summary

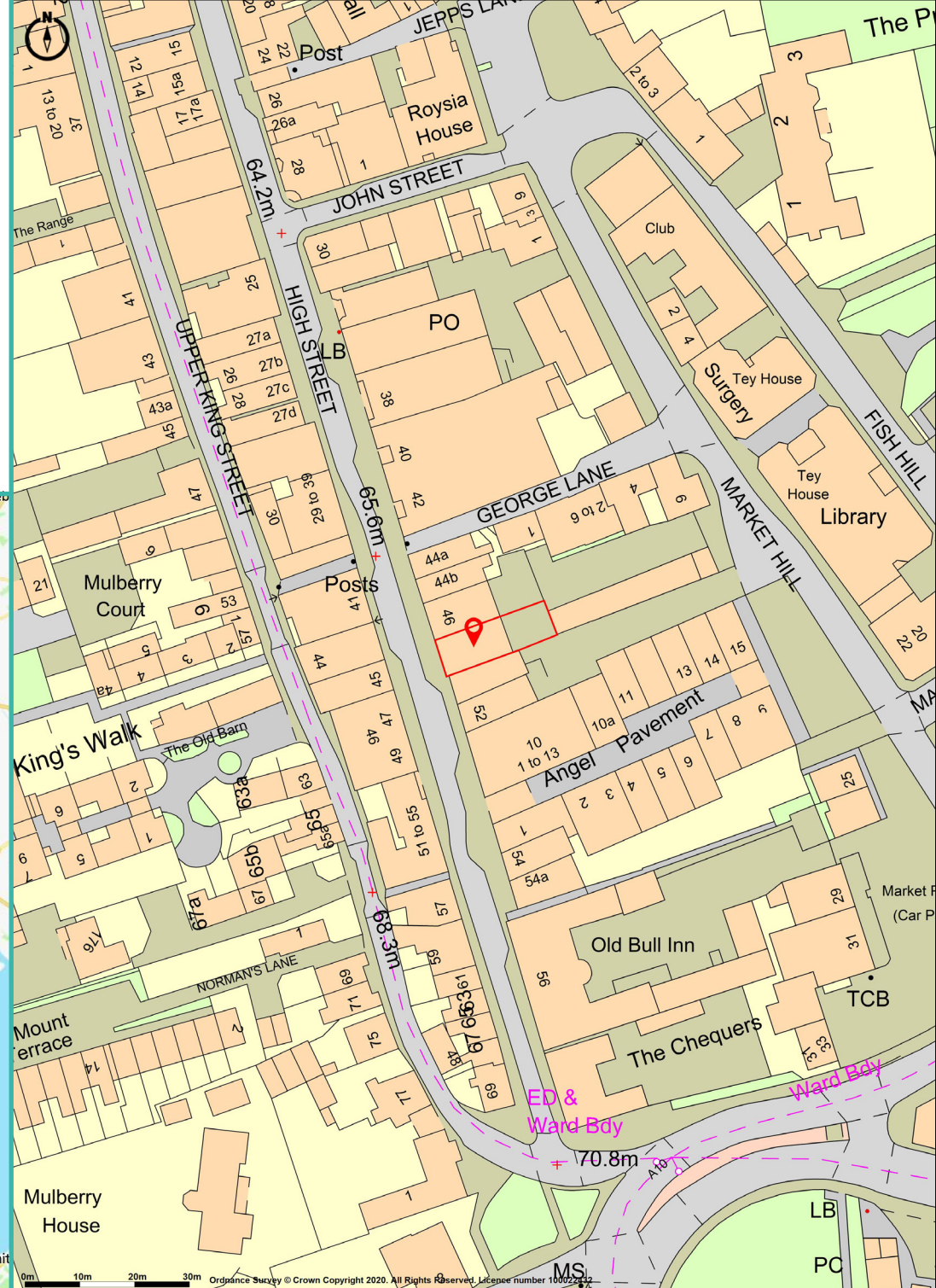
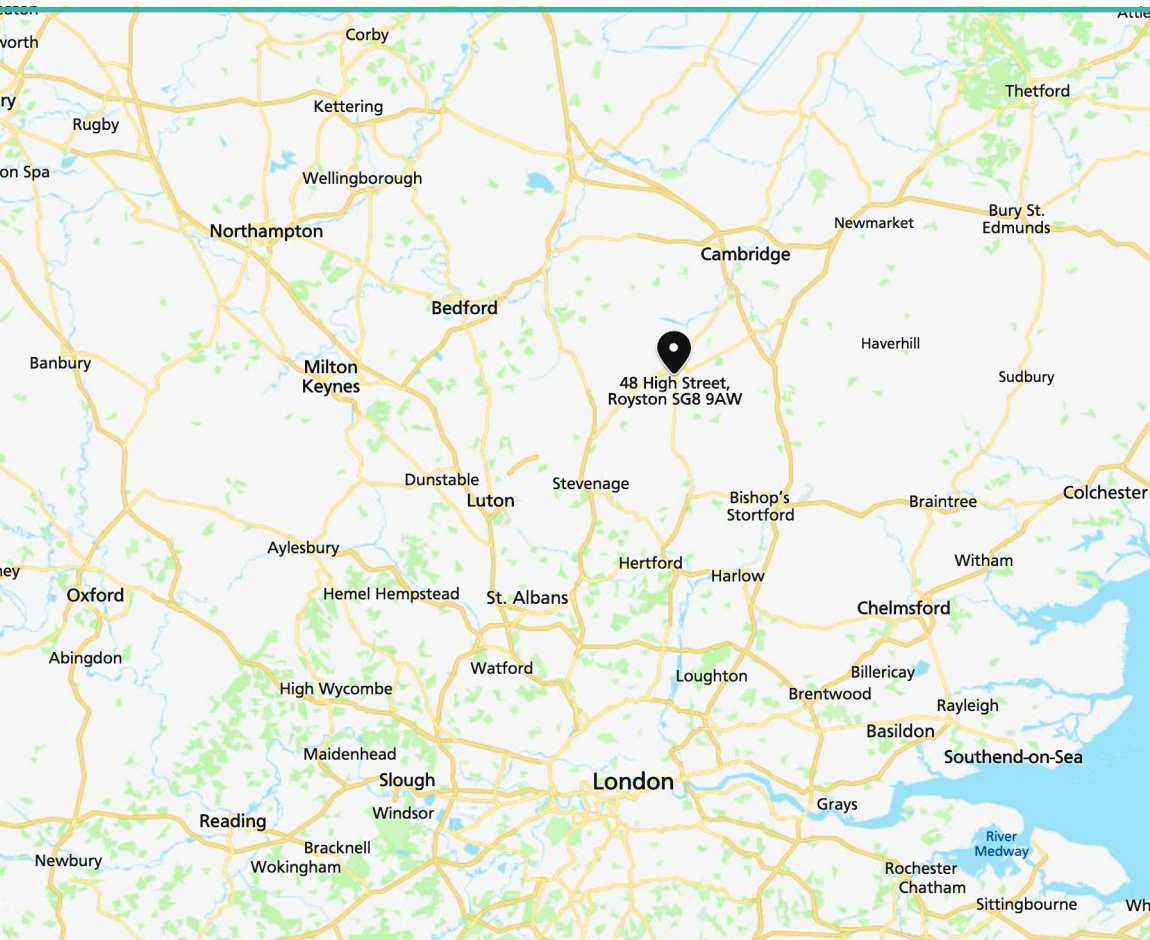
- Two-storey building which has most recently been used for retail on the ground floor and associated ancillary and office use on the first floor.
- Planning permission has been granted for the erection of a mansard roof level at second floor and first floor rear extension to allow the creation of 1 x 2-bedroom flat at second floor level and change of use of first floor to 1 x 2 bedroom flat.
- Located in the heart of Royston town centre approximately 0.6 miles from Royston railway station providing a direct service to London Kings Cross in 50 minutes and Cambridge in just 14 minutes. Nearby occupiers include a range of independent occupiers and many well-known high street brands including Savers, Costa Coffee, Boots, Card Factory, and Barclays.
- Offers are invited in the region of £350,000, subject to contract. The property is to be sold with full vacant possession.



## Location

The property is situated within the heart of the attractive and charming Royston town centre and within the Royston Conservation Area. Royston is 38 miles north of London and 13 miles south of Cambridge. Royston railway station providing a direct service to London Kings Cross in 50 minutes and Cambridge in just 14 minutes. The area is well connected by road with the A10 and M11 easily accessible. Nearby occupiers include a range of independent occupiers and many well-known high street brands including Savers, Costa Coffee, Boots, Card Factory, and Barclays.

Please note all distances given are approximate only.

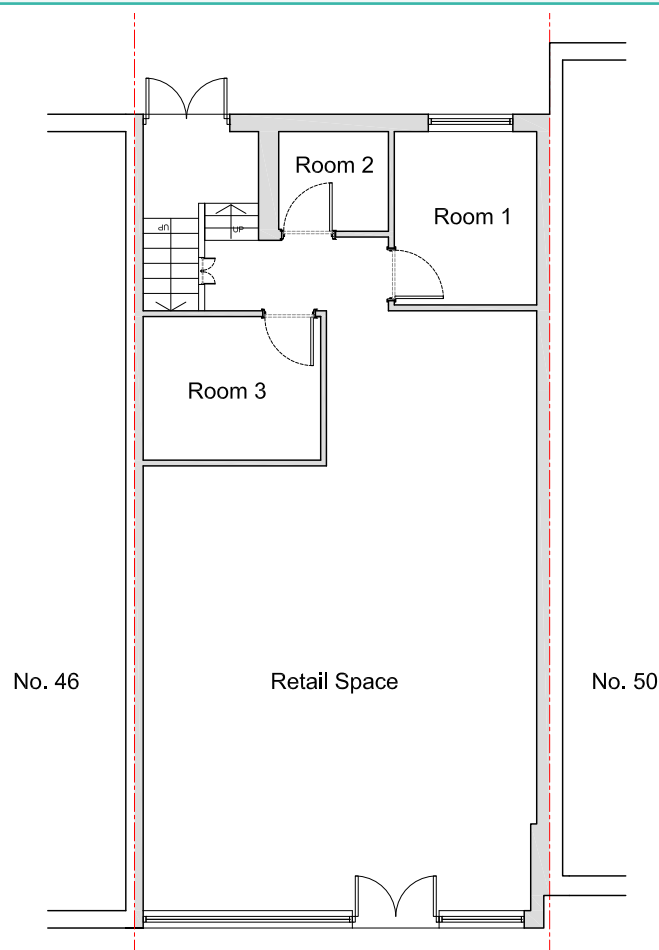


## Description

The property is currently arranged over two floors and has most recently been used for retail on the ground floor and associated ancillary use on the first floor. The surrounding properties are a mix of retail, business and residential use.

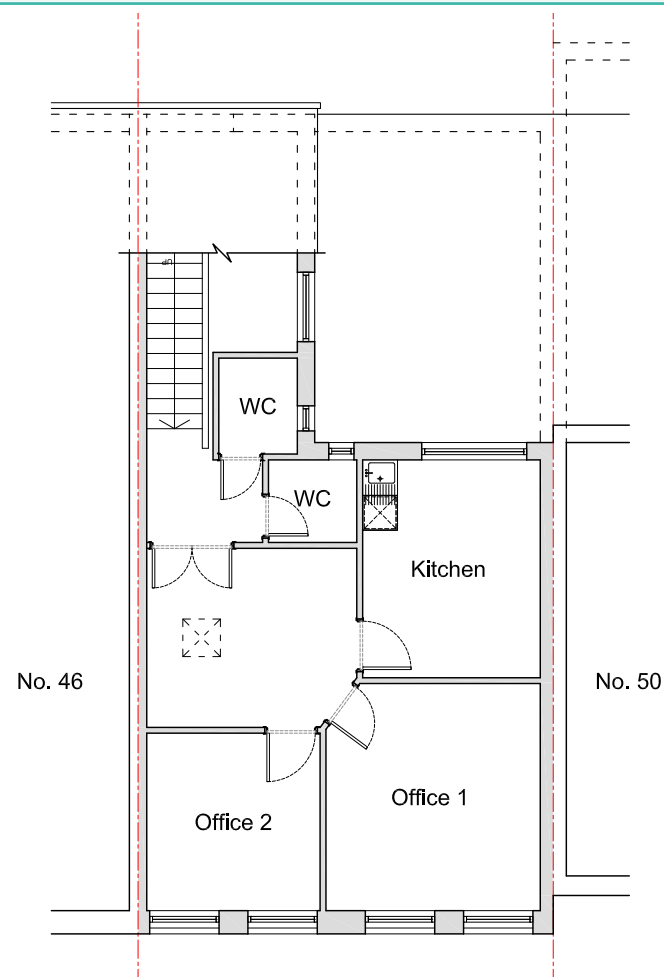
The current accommodation provides the following floor areas;

Ground Floor: 921 square feet (85.61 square metres) First Floor: 57.63 square feet (620 square metres)



**Existing Ground Floor**

Scale 1:100



**Existing First Floor**

Scale 1:100

## Planning

The property benefits from planning consent granted by North Hertfordshire District Council summarised as follows:

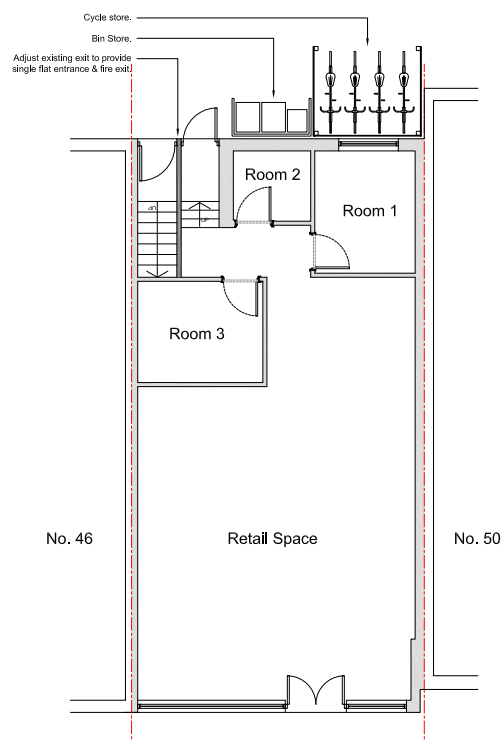
20/00364/FP

Planning consent has been granted for the erection of mansard roof level at second floor level and first floor rear extension to allow the creation of 1 x 2-bedroom flat at second floor level and change of use of offices to 1 x 2- bedroom flat at first floor level. Each flat will measure approximately 520 square feet (48.25 square metres). This consent was granted in April 2020.

In addition, Prior Approval has been granted for the following:

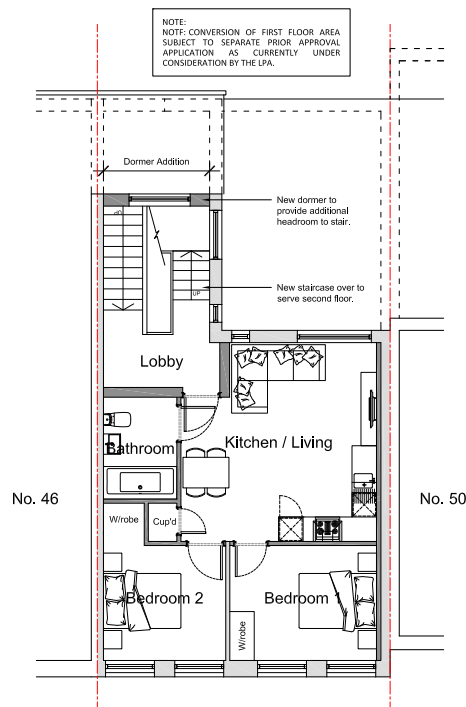
20/00396/PNO

Prior approval has been granted to change the use of the first floor from office use (Class B1) to 1 x 2 bedroom flat (Class C3). This consent was granted in April 2020.



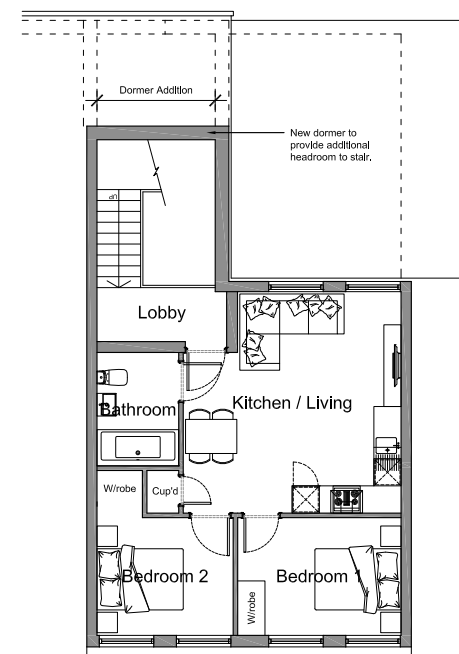
**Proposed Ground Floor**

Scale 1:100



**Proposed First Floor**

Scale 1:100



**Proposed Second Floor**

Scale 1:100



## Terms

Offers are invited in the region of £350,000, subject to contract. The property is to be sold with full vacant possession.

## Tenure

The freehold interest is to be sold with full vacant possession.

## VAT

It is understood that the building is not elected for VAT.

## Data Room

A data room has been set up and access is available on request.

## Viewings

Viewings are strictly by appointment through sole agents Harston&Co.

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

# Harston&Co

[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

[info@harstonandco.co.uk](mailto:info@harstonandco.co.uk)

[in](#) [tw](#) [@](#) @harstonandco

Aldgate Tower, 2 Leaman Street, London, E1 8FA