david charles
property consultants

FOR SALE

The Old Bakery

Lower Gower Road, Royston, SG8 5EA

Freehold Income Producing Light Industrial Investment With Long-Term Redevelopment Prospects.

26,695 sq ft
(2,480.05 sq m)

- 7 Self contained commercial units
- Currently producing £126,000 per annum
- Potential income of £132,000 per annum
- 1 mile from the A10 & A505
- Less than 30 miles from the M25
- 0.2 miles from Royston Railway Station

The Old Bakery, Lower Gower Road, Royston, SG8 5EA

Summary

Available Size	26,695 sq ft
Price	£1,850,000
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The site presents an extremely rare opportunity to acquire 7 commercial units within a self-contained estate with various asset management and long-term development prospects. Our client owns 7 out of the possible 9 units. The portfolio is currently income producing £126,000.00 per annum exclusive with a potential income of £132,000.00 per annum subject to the vacant unit being occupied.

Unit 1 - Currently producing £12,000 per annum, lease expires 1 January 2030
Unit 5 - Currently producing £12,000 per annum, increasing to £18,000 per annum in March 2027
Unit 6 - Currently producing £30,000 per annum, lease expires 1 January 2031
Unit 7 - Currently producing £12,000 per annum, lease expires 20 March 2028
Unit 8 - Currently producing £12,000 per annum, lease expires 31 August 2028
Unit 9 - Currently producing £18,000 per annum, lease expires 18 August 2031
Units 10 & 11 - Currently producing £30,000 per annum, lease expires 1 January 2030

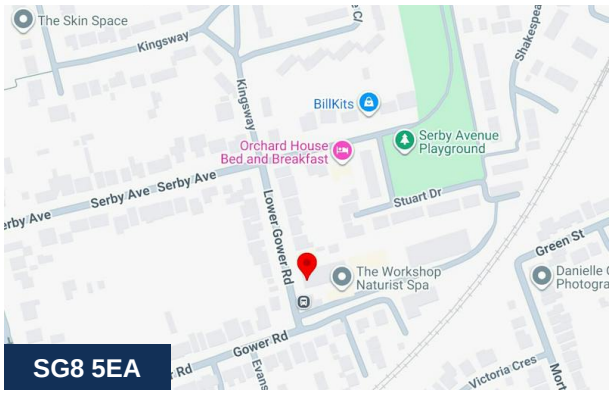
Location

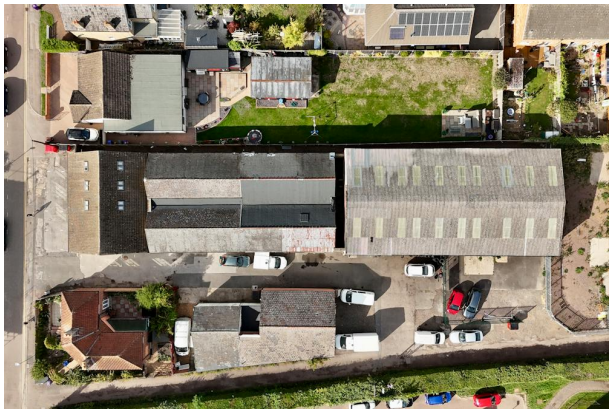
The site is located on Lower Road in Royston 0.2 miles away from Royston Railway Station within a recognised light industrial site. The site is strategically located with excellent access to the A1, A10 and A505 network providing access into Cambridge. Central London is 48 miles.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 1	3,932	365.29	Occupied
Unit - Unit 5	3,896	361.95	Occupied
Unit - Unit 6	6,093	566.06	Occupied
Unit - Unit 7	1,593	147.99	Occupied
Unit - Unit 8	1,580	146.79	Occupied
Unit - Unit 9	2,962	275.18	Occupied
Unit - Units 10 & 11	6,639	616.78	Occupied
Total	**26,695**	**2,480.04**	





Viewing & Further Information

George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk

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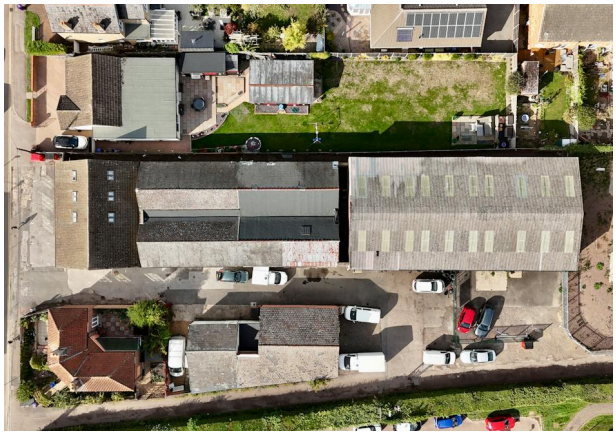
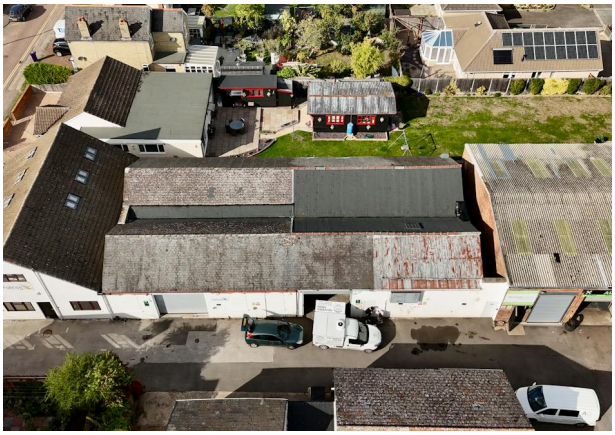
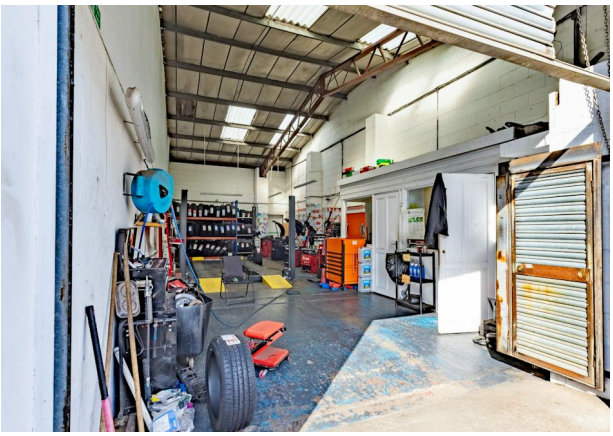
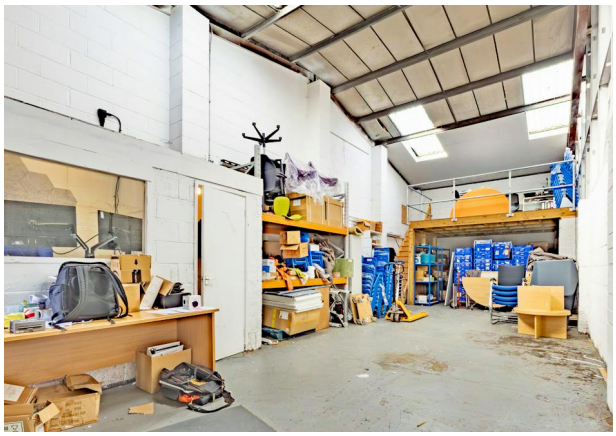




Falcon
Falcon
Falcon
Falcon
Falcon
Falcon
Falcon
NEST
UNIT
11

AUTOFORCE





VOGUE

Alexander Green
Office Interior
AUTOFORCE

UNIT
1