



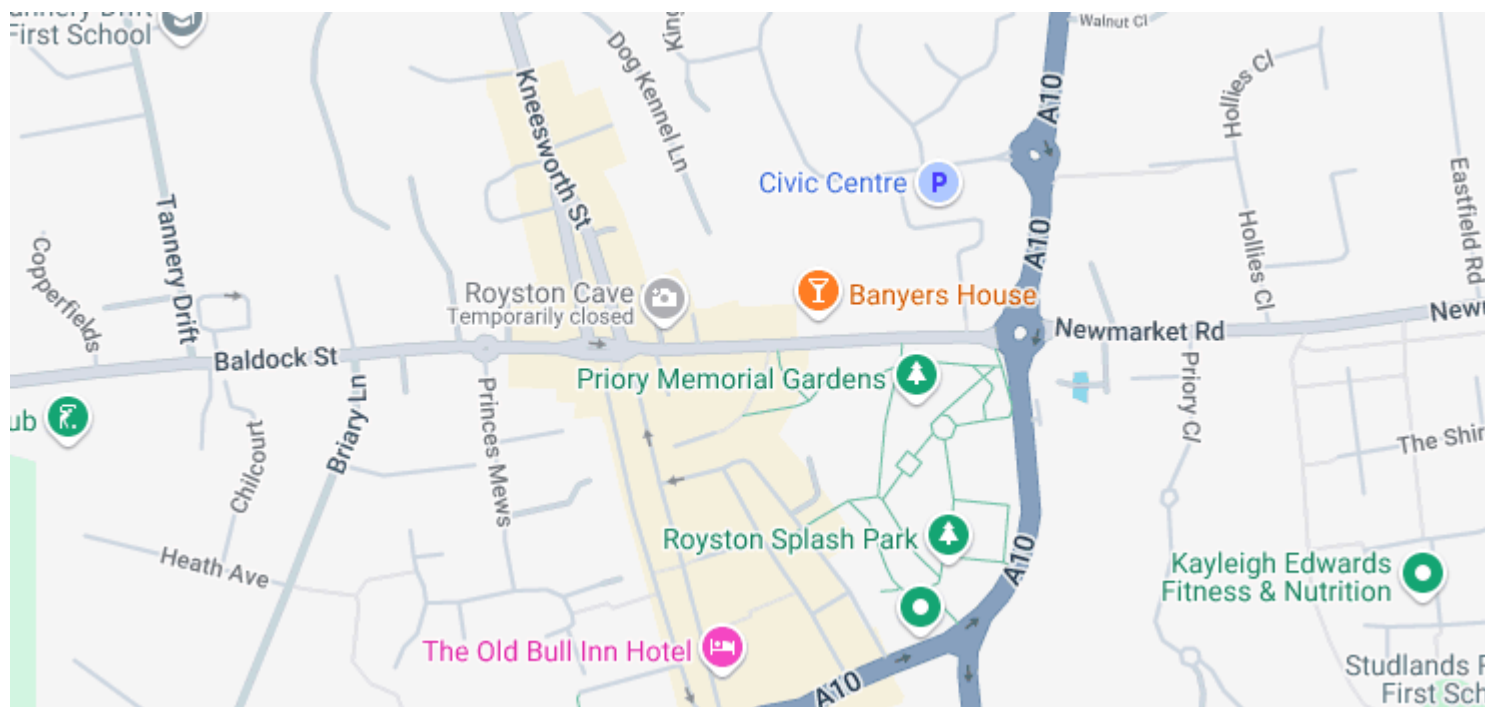
Retail Investment with Opportunities to Enhance Value – on behalf of Fixed Charge Receivers

📍 9 Church Lane / 9, 11, 15 & 17 Melbourn Street, Royston, United Kingdom, SG8 9LG

FOR SALE C PRIVATE TREATY

£ 710,000 Subject to contract

Location



Nestled in the picturesque landscape of North Hertfordshire, Royston is a vibrant market town located approximately 40 miles north of London and just 13 miles southwest of the historic city of Cambridge. With a population of around 15,000 residents, Royston serves as a desirable commuter base for those working in Central London, thanks to its exceptional mainline rail connections. The travel time to London King's Cross is approximately 41 minutes, while a 20-minute journey will take you to Cambridge, making it an ideal location for professionals seeking a balance between urban life and a tranquil residential environment.

Royston is well-connected by road, with the A505 dual carriageway effectively linking the town to the M11 motorway, located just 8 miles to the east, and the A1(M) approximately 12 miles to the southwest. The A10 runs through Royston, providing convenient access to both Cambridge to the north and London to the south. This strategic location enhances its appeal to those who prefer easy commuting options.

The town centre is bustling with a variety of retail units that cater to the local population. It boasts an inviting mix of national retail chains, local convenience stores, and a selection of fast-food outlets and restaurants. The main retail activity is concentrated around High Street and King Street, with the northern sections extending to Melbourn Street, where several high street banks are also located.

Royston's unique blend of excellent transport links, vibrant community atmosphere, and a range of amenities makes it a highly attractive proposition for both residents and investors alike. Whether you're looking to enjoy the comforts of suburban living or benefit from its strong commuting links, Royston offers a compelling choice in the heart of Hertfordshire.

Summary

- For sale on behalf of Fixed Charge Receivers
- Town-centre retail block
- Freehold
- The property offers significant opportunities to add-value
- The property is not VAT elected.
- We are guiding offers in the region of £710,000, subject to contract
- 14% Net Initial Yield

Situation

The subject property is strategically situated on the southern side of Melbourn Street, adjacent to the historic St John the Baptist Church. This prime positioning offers the property impressive frontage of approximately 50 metres along Melbourn Street, enhancing visibility and potential for effective signage.

Church Lane serves as a pedestrianized thoroughfare that connects Melbourn Street to the vibrant main town centre area to the south. This pedestrian-friendly environment not only encourages foot traffic but also contributes to a lively shopping atmosphere. The small pedestrianised area features a variety of retail units, including local estate agents and several charity shops, adding to the diversity of offerings available to residents and visitors alike.

Access to the property is convenient, with vehicular entry leading to the rear car park and loading area available via John Street and Jepps Lane. This accessibility is essential for operational needs, especially for businesses reliant on regular deliveries or customer parking.

In summary, the property's location is characterised by its close proximity to key town amenities, a mix of local retail options, and pedestrian access to the heart of Royston's commercial zone, making it an appealing choice for businesses looking to establish themselves in a unique and engaging retail environment.

Description

The property comprises a substantial brick-facing property providing ground floor retail units and a dance studio at first floor level. The units have the benefit of rear car parking and loading. Residential accommodation above has been "sold-off" on long leases.

The current position in relation to occupation of the property is believed to be as follows:

- 16 Church Lane – "Market One" – households good store
- 9 Melbourn Street – "Limitless Academy of Performing Arts"- first Floor Dance studio
- 11 Melbourn Street – "Domino's Pizza" – takeaway unit
- 15 Melbourn Street – "Lordsman" – barbers
- 17 Melbourn Street – vacant

Accommodation

The property has been measured by BKR Floor Plans and provides the following accommodation:

9 Melbourn Street: Dance Studio

Ground Floor Entrance	118 sq ft	10.96 sq m
First Floor Studio	3,623 sq ft	336.58 sq m
Total	3,741 sq ft	347.54 sq m

11 Melbourn Street: "Domino's Pizza"

Ground Floor	1,051 sq ft	97.64 sq m
ITZA	623.5	

15 Melbourn Street: Barbers

Ground Floor	330 sq ft	30.66 sq m
ITZA	311.5	

17 Melbourn Street: vacant

Ground Floor	308 sq ft	28.61 sq m
ITZA	331.5	

9 Church Lane: Household Store

Ground Floor	6,834 sq ft	634.88 sq m
ITZA	3,781.50	
Total	12,264 sq ft	1139.44 sq m

A set of floor plans is available to download and the measured survey will be re-addressed to a purchaser at a cost of £890 + VAT.

EPC

The property has the following EPC ratings

9 Melborn Street	D
11 Melbourn Street	E
15 Melbourn Street	C
17 Melbourn Street	E
16 Church Lane	E

Rates

According to the Valuation Office website, the rateable value for the property is as follows:

9 Melborn Street	£20,000
11 Melbourn Street	£12,250
15 Melbourn Street	£7,600
17 Melbourn Street	£7,500
16 Church Lane	£52,500 (note: listed as 9 Church Lane)

The business rate multiplier is 49.9 pence per pound.

Tenure

Freehold.

Tenancy

We understand that the property is let as follows:

16 Church Street: “Mark One”

The property is let to Nath and Sons UK Limited (Co. No 8131986) trading as Market One, with a guarantee from Surinder Nath, for a term of 6 years 11 months from 7th February 2020, expiring 7th January 2027. The lease is not registered.

The current rent is £60,000 per annum. The tenant has not been paying rent to the Fixed Charge Receivers and the Receivers are taking legal advice.

9 Melbourn Street: “Limitless Academy of Performing Arts”

The property is let to Limitless Academy of Performing Arts Limited (Co. No 9922588) with a guarantee from Messrs Petre Hepplethwaite and Peter Watson, for 7 years (less one day) from 8th March 2019 to 6th March 2026 . The lease is not registered.

The initial rent was £24,000 per annum; no rent has been paid to the Fixed Charge Receivers.

11 Melbourn Street: “Domino’s Pizza”

The property is let to DP Realty Limited (2882513) for 20 years from 17th September 2013, expiring 16th September 2033. The lease provided for a tenant’s break option on 16th September 2024. The tenant benefits from 1954 Act security of tenure protection. Furthermore, the tenant has an option to renew the lease at the end of the term for a period of 20 years. The lease is not registered.

The initial rent was rent at **£12,500 per annum**. We understand that this is the current payable. The tenant has agreed to pay the Receivers.

17 Melbourn Street: vacant

This unit is vacant.

15 Melbourn Street: “Lordsman” barber Shop

The property is let to Dominic Amir Levi for 6 years from 21st October 2016, expiring 20th October 2022. We are unaware of the existence of a subsequent lease. This lease is not registered.

The current rent being paid is **£7,500 per annum**.

In summary, we understand that the income should be as follow:

16 Church Street	Nath and Sons UK Limited	£60,000 pa
9 Melbourn Street	Limitless Academy of Performing Arts	£24,000 pa
11 Melbourn Street	DP Realty Limited	£12,500 pa
17 Melbourn Street	Vacant	–
15 Melbourn Street	Dominic Amit Levi	£7,500 pa
Total		£104,000 pa

VAT

The property has not been registered for VAT. Therefore, VAT will not be payable on the purchase price.

Proposal

We are instructed to guide offers in the region of **£710,000 (Seven Hundred and Ten Thousand Pounds)**, subject to contract, to reflect a net initial yield of **14%**, allowing for purchaser's costs of 5.32%.

Please note that a purchaser will be re-charged the cost of the measured survey £890 + VAT and searches (£846.44 inc VAT) which are provided in the data room.

Investment Considerations

1. An opportunity to acquire a retail investment opportunity offering a significant add-value opportunity;
2. The legal rights to occupy are unclear, providing an opportunity to regularise the income for an investor;
3. An interesting town-centre property with add-value potential;
4. Attractive Net Initial Yield at the guide price.

Disclaimer

Fixed Charge Receivers Philip Reynolds and Steven Williams by the powers given by the Mortgage and all other powers given by statute or otherwise who act as agents for the Company and without personal liability. Both Fixed Charge Receivers are licenced by the Insolvency Practitioners Association and are bound by the Insolvency Code of Ethics.

Data Room & Click to Purchase

The property is available for immediate purchase using the clicktopurchase® process. Please refer to the clicktopurchase panel on this web page to obtain access to the data room, clear verification and be in a position to submit a legal offer.

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See website for full details : <https://singervielle.com>

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All Properties are listed subject to contract and the prices shown are exclusive of VAT if applicable.