



## 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

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

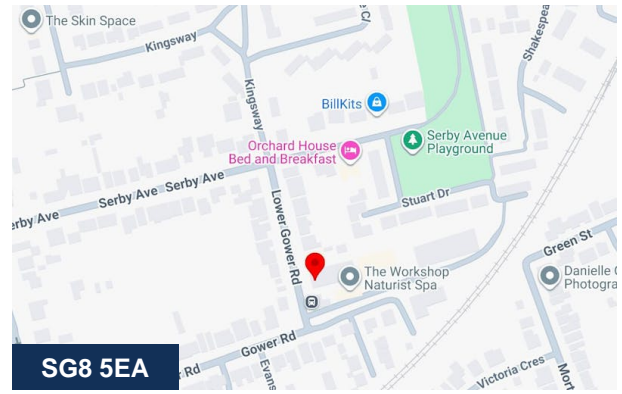
## Location

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
<b>Total</b>	<b>26,695</b>	<b>2,480.04</b>	



## Viewing & Further Information



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