

# Royston Drive-Thru

Baldock Road, Hertfordshire, SG8 9NS

LEASEHOLD AND FREEHOLD INTEREST INVITED

savills



Unit 1 Let to Starbucks with 2 Drive Thru Units Remaining



## LOCATION

The property at Baldock Road, Royston, Hertfordshire, England, SG8 9NS, is strategically positioned for a drive-thru due to its excellent road connectivity. Located in Royston, the site is approximately 20 km (12 miles) south of Cambridge and approximately 69 km (43 miles) north of Central London, making it accessible to a large catchment area.

Royston's direct road access is primarily via the A10, which runs north to Cambridge and south towards London, facilitating easy drive-thru traffic from these major cities. Additionally, the A505, intersecting with the A10 near Royston, provides an east-west route, connecting to Duxford about 15 km (9 miles) east and Letchworth Garden City approximately 15 km (9 miles) west.

The nearest motorway, the M11, is roughly 24 km (15 miles) east of Royston, further enhancing the site's accessibility for drivers travelling from different parts of the UK.

## DESCRIPTION

The site features three drive-thru units. One of these units is currently pre-let to Starbucks. The remaining units are available for lease, offering an opportunity for businesses interested in establishing drive-thru services. The site however could also accommodate other retail and drive to uses and expressions of interest (STP) are encouraged.



## KEY HIGHLIGHTS

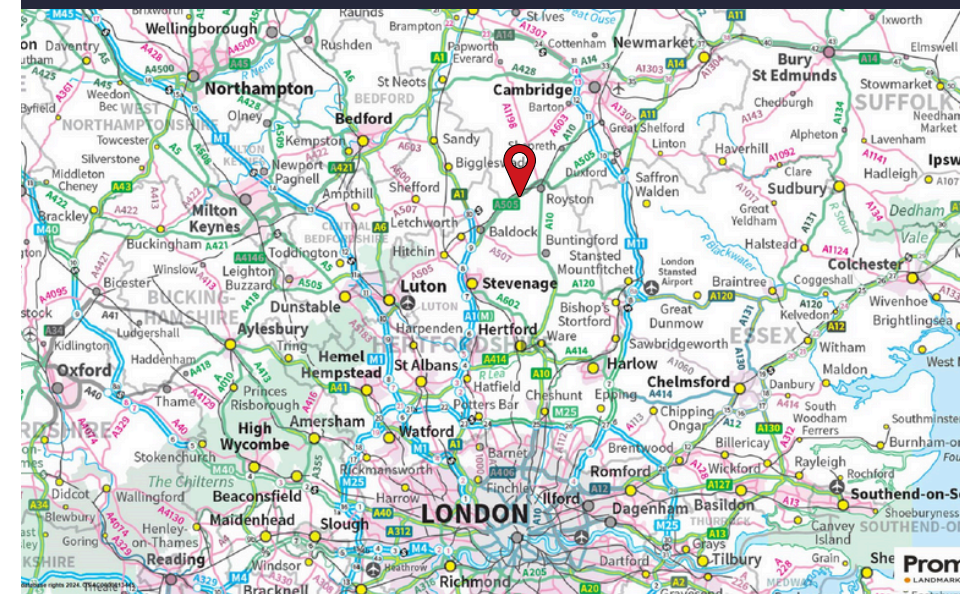
- New build standalone drive-through scheme
- Unit 1 - 2,690 sq. ft (250 sq. m)  
Unit 2 - 1,800 sq. ft (167 sq. m)
- Annual traffic flows across A505 circa 40,000
- Leasehold and freehold interest invited
- 2 units on site remaining with one already let to Starbucks
- Additional uses invited (STP)

Location Map

What3words

360 Drone  
Video

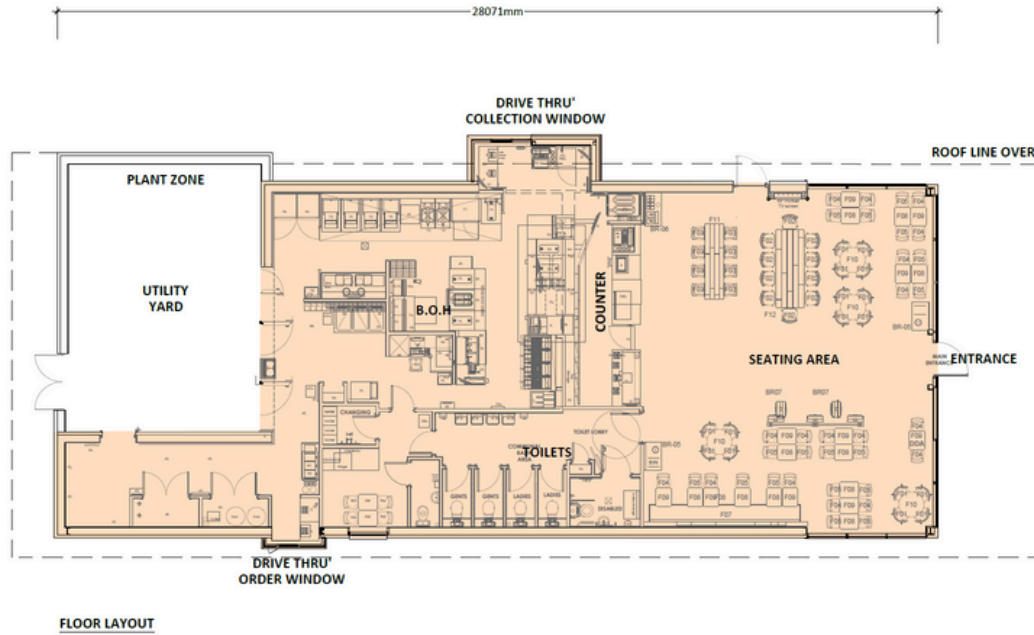
360 Panoramic



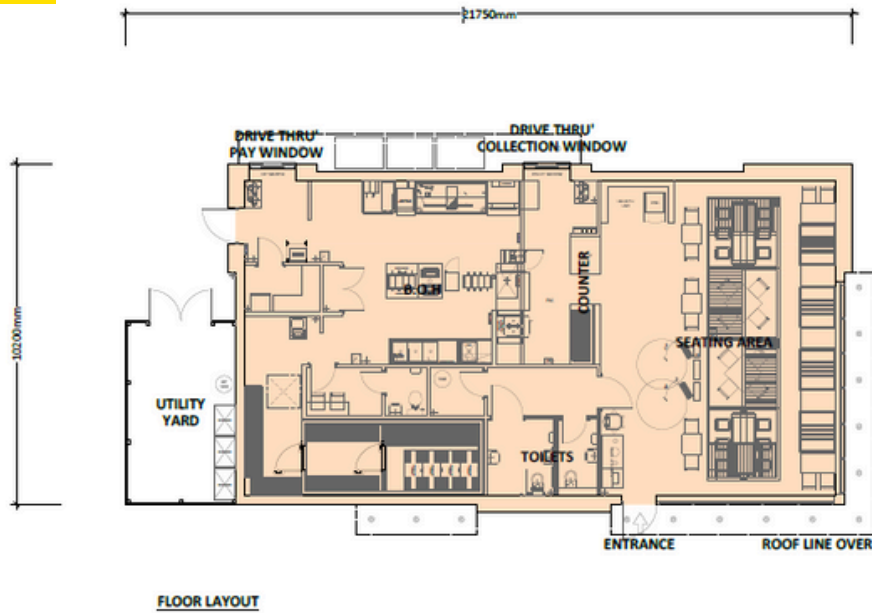
**Royston Drive-Thru**

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**Unit 1**



**Unit 2**





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## LEASE TERMS

Leasehold offers invited - terms to be agreed. Also Long leasehold/freehold offers for part or whole may also potentially be considered subject to contract.

## SERVICES

The site is equipped with mains electricity and water with a septic tank for drainage.

## EPC

To be assessed on completion of the development.

## VIEWING

Viewing can be arranged by appointment with Savills.

## AML

In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.

## CONTACT

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