

**Lot 1, 54a High Street, Royston,
Hertfordshire SG8 9AW**

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Sequence (UK) Ltd t/a William H Brown
- Tenant holding over from lease expiring March 2022
- Tenant in occupation for at least 17 years
- Immediate asset management opportunities
- Includes car parking to the rear
- Nearby occupiers include Tesco, Boots, Costa and Cardfactory
- VAT free investment

Lot

1

Auction

15th May 2025

Rent

£16,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of Executors

Location

Miles

11 miles south of Cambridge, 37 miles north of London

Roads

A10, A505, M11, A1(M)

Rail

Royston Railway Station (Thameslink)

Air

London Luton Airport, London Stansted Airport

Situation

The property is located on the east side of High Street in Royston town centre. Royston benefits from excellent road and rail communications via the A10 and A505 connecting to the M11 and A1(M) as well as a Thameslink service direct to London St Pancras in 54 minutes. Nearby occupiers include Tesco, Boots, Costa and Cardfactory.

Tenure

Freehold.

Description

The property comprises an estate agent arranged on the ground and first floors. The property benefits from car parking to the rear, accessed via Market Hill.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail Office	57.07 47.21	(614) (508)	SEQUENCE (UK) LIMITED t/a William H Brown (1)	5 years from 26/03/2017 (Holding Over)	£16,000
Total		104.28	(1,123)			£16,000

(1) Sequence (UK) Ltd is wholly owned by Connells Group, the largest estate agency network in the UK with over 80 local estate agency brands which operate from over 500 branches (www.connellsgroup.co.uk).

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2024