

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Property Information

Freehold Retail Investment	
<ul style="list-style-type: none">• 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• 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.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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).

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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

BBS Law
Ground Floor, 80 Coleman Street
London
EC2R 5BJ

Avi Barr
0204 505 8080
abarr@bbslaw.co.uk

Associate Auctioneers



Richard Lionel & Partners
Gordon House 1-6 Station Road
London
NW7 2JU

Charles Daniels
0207 487 4451
07795 298 748
cd@richardlionel.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024