

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For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)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

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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
<b>Total</b>		<b>104.28</b>	<b>(1,123)</b>			<b>£16,000</b>

(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](http://www.connellsgroup.co.uk)).

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## Contacts

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