

Lloyds Bank, 8 Market Street Hailsham, Nr Eastbourne, East Sussex BN27 2AE

lot 1

Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years
- Benefits from parking to the rear
- Nearby occupiers include HSBC, Barclays and NatWest

Rent
£14,250
per annum
exclusive



On behalf of Administrators



Location

Miles: 8 miles north of Eastbourne
13 miles east of Lewes
20 miles north-east of Brighton

Roads: A22, A27, A26

Rail: Polegate Rail Station

Air: London Gatwick Airport

Situation

Hailsham is a busy and historic town located some 8 miles north of Eastbourne. The property is prominently situated on the west side of Market Street, with nearby occupiers including HSBC and Barclays Bank.

Description

The property comprises a ground floor banking hall with ancillary accommodation on the first floor. The property benefits from parking to the rear for approximately 5 cars.

Tenure

Freehold.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall/Ancillary	112.61 sq m	(1,212 sq ft)	LLOYDS BANK PLC (1)	10 years from 24/06/2011 on a full repairing and insuring lease (2)	£14,250 (2)	24/06/2016 (23/06/2021)
First	Ancillary	50.50 sq m	(544 sq ft)				
Totals		163.11 sq m	(1,756 sq ft)			£14,250 (2)	

(1) For the year ending 31st December 2013, Lloyds Bank plc reported a pre-tax profit of £894,000,000 and a net worth of £34,109,000,000. (Source: www.riskdisk.com 20/08/2014)

(2) The lease provides for a tenant's option to determine on the 23rd June 2016 on 6 months' written notice. If the option to determine is not activated, the tenant will benefit from a 6 month rent free period from 24th June 2016.

For further details please contact:

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Buyer's Legal Title Report

by Dentons UKMEA LLP

Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Solicitors:

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VAT

VAT is not applicable to this lot.

Note

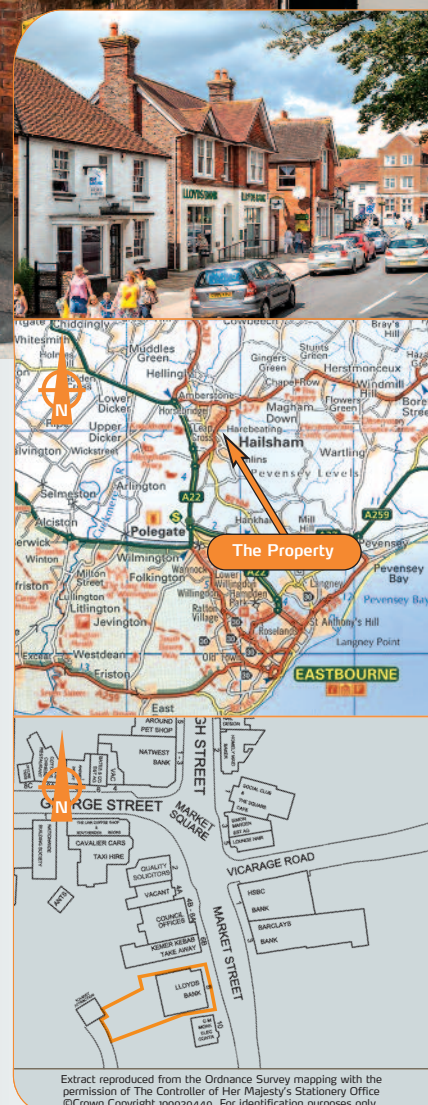
This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be one block viewing for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson.

Tel: +44 (0)20 7034 4861. Email: henry.wilkinson@acuitus.co.uk

Six Week Completion



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