

lot 52

Lloyds Bank, 152 High Street Selsey, Nr Chichester, West Sussex PO20 0QQ

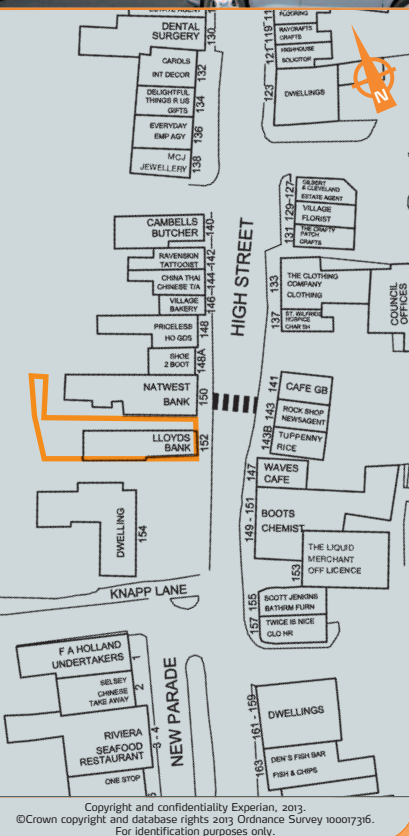
Rent
£12,500
per annum
exclusive

Freehold Bank Investment

- Entirely let to Lloyds Bank plc until 2021 (subject to option)
- Tenant in occupation for at least 18 years

- Benefits from a self-contained three bedroom flat
- Nearby occupiers include NatWest Bank, Boots the Chemist and Co-op

On behalf of Administrators

 **ZOLFO COOPER**


Location

Miles: 8 miles south of Chichester
9 miles south-west of Bognor Regis
Roads: B1245, A27
Rail: Bognor Regis Rail Station
Air: Southampton Airport

Situation

Selsey is a popular south coast seaside resort located some 8 miles south of Chichester. The property is prominently situated on the west side of the High Street with nearby occupiers including Boots the Chemist, NatWest Bank and Co-op.

Description

The property comprises a ground floor banking hall with a self-contained three bedroom flat on the first floor with bathroom, kitchen and living room.

Tenure

Freehold.

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall & Ancillary	87.16 sq m (938 sq ft)	LLOYDS BANK PLC (1) (2)	10 years from 24/06/2011 on a full repairing and insuring lease (3)	£12,500 (3)	24/06/2016 (23/06/2021)
First	3 Bedroom Flat	Not Measured				
Totals		87.16 sq m (938 sq ft)			£12,500 (3)	

(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 tenant has sublet the flat.

(3) 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:

Jo Seth-Smith

Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk

Gwen Thomas

Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

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:

Addleshaw Goddard LLP

100 Barbirolli Square, Manchester M2 3AB.
Tel: +44 (0)161 934 6445.
Email: natalie.bromley@addleshawgoddard.com
Ref: Natalie Bromley.