

lot 4

**Santander Bank, 38-39 Queens Square
Crawley, West Sussex RH10 1HG**

Rent
£53,050 per
annum
exclusive (2)

Freehold Bank Investment

- Entirely let to Santander UK Plc
- Tenant in occupation since at least 1991
- Only Santander branch in Crawley

- Pedestrianised town centre location opposite The Pavilion Shopping Centre
- Nearby occupiers include Marks & Spencer, Superdrug, New Look, Costa and Waterstones



Location

Miles: 21 miles north of Brighton
23 miles west of Tunbridge Wells
30 miles south of Central London
Roads: A23, A264, M23 (Junctions 10, 10A & 11)
Rail: Crawley Railway Station
Air: London Gatwick Airport

Situation

Crawley is a popular London and Brighton commuter town located approximately 2 miles south of London Gatwick airport. The property is prominently situated on the south side of pedestrianised Queens Square, opposite The Pavilion Shopping Centre and close to its junction with The Broadway in the heart of the town centre. Nearby occupiers include Marks & Spencer, Superdrug, New Look, Costa and Waterstones. Crawley Borough Council's £3.2 million regeneration of Queens Square is now underway, with works to include: relocation of the bandstand, installation of new high quality paving, landscaping, street lighting and new street furniture. The works are due to complete August 2017 (www.crawley.gov.uk).

Description

The property, an interconnecting double fronted banking premises, comprises a ground floor banking hall with office and ancillary accommodation on the first and second floors.

Tenure

Freehold

VAT

VAT is applicable to this lot.

Viewings

There will be a single block viewing for this property. All interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email will.moore@acuitus.co.uk

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Banking Hall/Ancillary	170.74 sq m (1,838 sq ft)	SANTANDER UK PLC (1)	Approx 5 years from 25/12/2015 (on two co-terminous leases)	£53,050 (2)	31/12/2020
First	Office/Ancillary	117.37 sq m (1,263 sq ft)				
Second	Office/Ancillary	99.54 sq m (1,072 sq ft)				
Totals		387.65 sq m (4,173 sq ft)			£53,050 (2)	

- (1) For the year ending 31st December 2015, Santander UK Plc reported pre-tax profits of £1,345,000,000 and a total net worth of £13,279,000,000 (Source: Experian Group 26/10/2016).
- (2) The property is let on two co-terminous leases. No. 38 is let at £26,800 p.a.x and No. 39 is let at £26,250 p.a.x, therefore the property produces a total of £53,050 p.a.x.

For further details please contact:

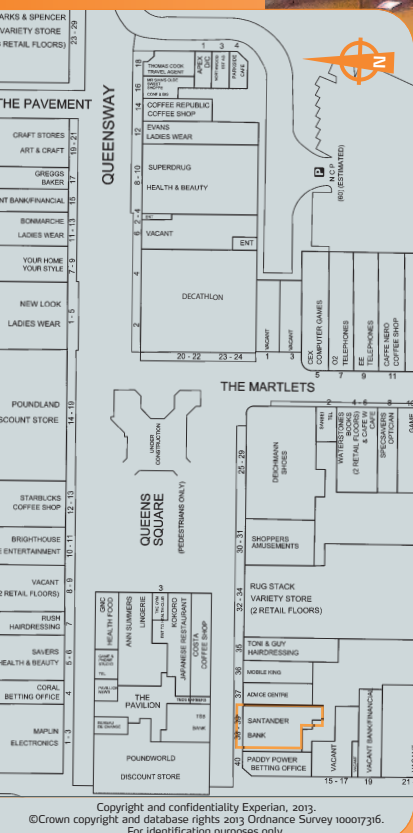
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Buyer's Legal Report Service

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

Seller's Solicitors:

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