

# 63 High Street, Lewes, East Sussex BN7 1XQ

Freehold Bank Investment

# Lot 1

£32,874.31 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	93.30 sq m (1,004 sq ft)	HSBC	15 years from	£32,874.31	Annual RPI Linked uplifts rising to a minimum of: 04/06/2019 £33,696.17 pa 04/06/2020 £34,538.57 pa 04/06/2021 £35,402.04 pa 04/06/2022 £36,287.09 pa (2)
Basement	Ancillary	46.90 sq m (504 sq ft)	BANK	04/06/2008 until		
First	Ancillary	24.70 sq m (265 sq ft)	PLC (1)	03/06/2023 on a full repairing and insuring lease		
<b>Total</b>		<b>164.9 sq m (1,773 sq ft)</b>			<b>£32,874.31</b>	

- (1) For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn (Source: Experian Group 09/05/2018). HSBC is one of the world's largest banking and financial services organisations - further information can be found at [www.hsbc.com](http://www.hsbc.com)
- (2) The lease provides annual RPI linked uplifts capped and collared to a minimum of 2.5% and maximum of 5.5%. The lease provides a tenant's option to renew the lease for a further 15 years.  
NB: Not measured by Acuitus. Areas taken from the VOA at [www.voa.gov.uk](http://www.voa.gov.uk)

### Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Historic and affluent East Sussex town
- Annual Rent Reviews linked to RPI rising to a minimum of £36,287.09 pa in June 2022
- Nearby occupiers include Caffè Nero, Fat Face, Jigsaw and Prezzo
- VAT-free Investment

### On the Instructions of a Charitable Foundation

#### Location

- Miles:** 8 miles north-east of Brighton  
23 miles south-west of Tunbridge Wells
- Roads:** A26, A27, M23, M25 (Junction 7)
- Rail:** Lewes Railway Station
- Air:** London Gatwick Airport

#### Situation

Lewes is a historic and affluent East Sussex town situated 8 miles from Brighton, located on the south coast. The property occupies a prominent position on the High Street on the main retailing pitch. Nearby occupiers include Caffè Nero, Fat Face, Jigsaw and Prezzo.

#### Description

The property is an attractive three storey building comprising a ground floor banking hall with basement and first floor ancillary accommodation. The property benefits from two lifts.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion Available

#### Viewings

There will be a single block viewing held on 05/07/2018 at 1pm. If you would like to attend you must register with us in advance no later than midday on 03/07/2018. Please register with Georgina Roberts on [georgina.roberts@acuitus.co.uk](mailto:georgina.roberts@acuitus.co.uk) - you will need to provide the full names of all parties attending and mobile telephone numbers. Photographic ID will be required on site.



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