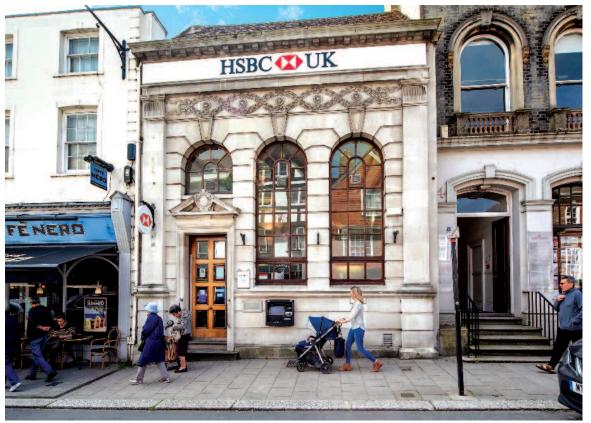
63 High Street, Lewes, East Sussex BN7 1XQ

Freehold Bank Investment

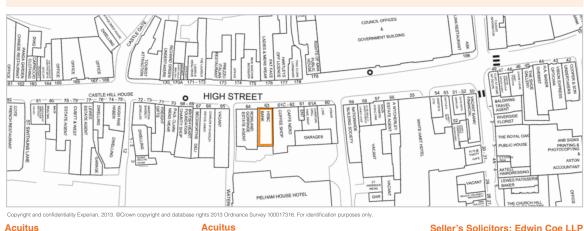


Tenancy and accommodation

Floor	Use		Areas prox)	Tenant	Term	Rent p.a.x.	Reviews
Ground Basement First	Banking Hall Ancillary Ancillary	93.30 sq m 46.90 sq m 24.70 sq m	(1,004 sq ft) (504 sq ft) (265 sq ft)	HSBC BANK PLC (1)	15 years from 04/06/2008 until 03/06/2023 on a full repairing and insuring lease		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)
Total		164.9 sq m	(1,773 sq ft)			£32,874.31	

(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 the world's largest banking and financial services organisations - further information can be found at 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



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Seller's Solicitors: Edwin Coe LLP lan Gilmour

+44 (0)20 7691 4049 ian.gilmour@edwincoe.com



Lot 1

exclusive

£32,874.31 per annum



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 London Gatwick Airport Air:

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 - you will need to provide

the full names of all parties attending and mobile telephone numbers. Photographic ID will be required on site.