

Santander Bank, 56 Western Road Brighton, East Sussex BN1 2HA

lot 1

Freehold Bank Investment

- Entirely let to Bradford & Bingley plc, t/a Santander
- Nearby occupiers include Topshop, Vodafone, HMV and Primark
- Prominent corner position in an established retail area

Rent
£47,300
per annum
exclusive



On behalf of
Joint LPA Receivers

Edward
Symmons

Location

Miles: 22 miles south of Crawley
53 miles south of London
Roads: A27, A23, A270, A259, M23
Rail: Brighton Railway Station (55 minutes to London Victoria)
Air: London Gatwick (22 miles)

Situation

The property is situated in a prominent corner location on the southern side of Western Street, one of the town's principal thoroughfares, at its junction with Clarence Square. Nearby occupiers include Topshop, Vodafone, HMV, Primark and Coffee Republic.

Description

The property comprises a GROUND FLOOR BANKING HALL with a further CUSTOMER AREA on the first floor, STAFF AND

ANCILLARY ACCOMMODATION on the second floor and ANCILLARY ACCOMMODATION in the basement. There is no current access to the attic level.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Banking Hall	53.41 sq m	(575 sq ft)	BRADFORD & BINGLEY PLC (1)(2) (t/a Santander)	Approximately 15 years from 25/12/2003 on a full repairing and insuring lease	£47,300	25/12/2013 (24/12/2018)
Basement	Ancillary	26.48 sq m	(285 sq ft)				
First	Banking Hall	39.95 sq m	(430 sq ft)				
Second	Staff/Ancillary	53.42 sq m	(575 sq ft)				
Attic	Disused	-	(-)				
Totals		173.26 sq m	(1,865 sq ft)			£47,300	

(1) As of 29th September 2008, all of Bradford & Bingley's retail branches and its savings accounts were transferred to Abbey. On 11th January 2010 these were rebranded to Santander. The remainder of the business was taken into public ownership by the government. (Source: www.bradford-bingley.co.uk 26/10/2010)

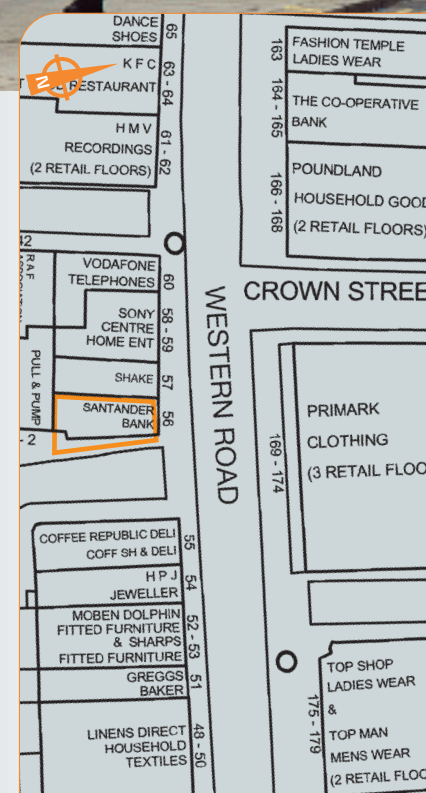
For further details please contact:

Jo Cordrey
Tel: +44 (0)20 7034 4854 Fax: +44 (0)20 7034 4869.
Email: jo.cordrey@acuitus.co.uk

Gwen Thomas
Tel: +44 (0)20 7034 4857 Fax: +44 (0)20 7034 4869.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Shoosmiths
7th Floor, 125 Colmore Row, Birmingham B3 3SH.
Tel: +44 (0)3700 864219 Fax: +44 (0)3700 864001.
Email: aaron.harlow@shoosmiths.co.uk
Ref: Aaron Harlow.



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