

## Santander Bank, 103 George Street Hove, East Sussex BN3 3YE

lot 15

### Freehold Bank Investment

- Let to Bradford & Bingley plc t/a Santander until 2021
- Important 2011 rent review
- Prime semi-pedestrianised town centre location
- Short walk from Hove Railway Station and Brighton beach and promenade
- Nearby occupiers include W H Smith, J D Wetherspoon, Specsavers, Ladbroke's, Clinton Cards, Lloyds TSB and Barclays

Rent  
**£21,000**  
per annum  
exclusive



On behalf of  
Joint LPA Receivers

Edward  
Symmons

### Location

Miles: 11 miles east of Worthing  
55 miles south of London  
Roads: A23, A27, A259  
Rail: Hove Rail  
Air: Gatwick Airport

### Situation

The property is prominently situated on the west side of the semi-pedestrianised George Street which is the town's principal retailing thoroughfares. Neighbouring occupiers include W H Smith, Boots Opticians, Specsavers, Ladbroke's, Clinton Cards, Lloyds TSB and Barclays. The property is located approximately 10 minutes' walk from the famous Brighton beach and promenade.

### Description

The property comprises a GROUND FLOOR BANKING HALL with ANCILLARY ACCOMMODATION on the first floor.

**Tenure**  
Freehold.

**VAT**  
VAT is not applicable on 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.	Reviews
Ground First	Retail Ancillary	51.24 sq m	(552 sq ft)	<b>BRADFORD &amp; BINGLEY PLC (t/a Santander)</b>	15 years from 24/06/2006 until 23/06/2021 on a full repairing and insuring lease	£21,000	24/06/2011 and 24/06/2016
		24.10 sq m	(259 sq ft)				
<b>Totals</b>		<b>75.34 sq m</b>	<b>(811 sq ft)</b>			<b>£21,000</b>	

(i) 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)

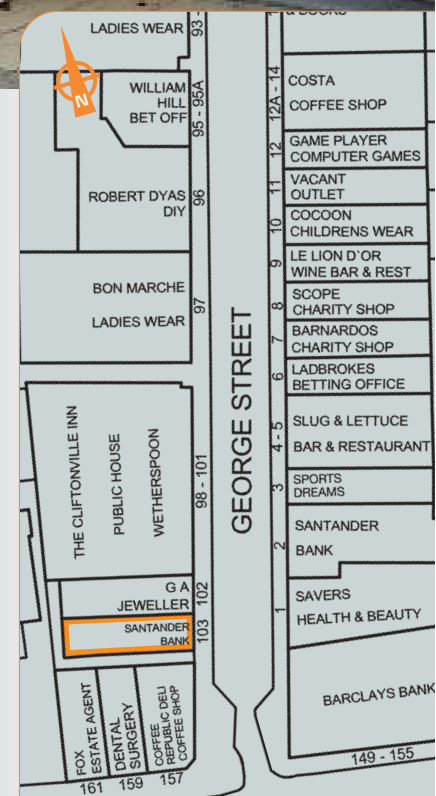
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### Solicitors:

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