

6 WEEK COMPLETION



SITUATION

Located on this prominent High Street in this picturesque town, opposite **Battle Abbey** and amongst such multiples as **Boots, Costa, Martin's, Post Office, HSBC, Holland & Barratt, NatWest, The Co-operative Food** and **Barclays Bank** as well as a variety of local traders.

Battle is located approximately 7 miles north-west of Hastings and is a popular tourist attraction due to it being the location of the Battle of Hastings. The A21 is a short distance to the East.

PROPERTY

An attractive mid terrace building comprising a **Ground Floor Banking Hall with Strong Room and Ancillary Offices** together with internal access to **Storage and Staff Facilities** on the first and second floors.

There is also a separate side entrance accessed from the High Street which would make it easy to self-contain the upper floors if required in the future.

VAT is NOT payable in respect of this Lot

FREEHOLD

£14,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

ACCOMMODATION

Ground Floor Bank

| | |
|-------------------|--------------------------------------|
| Gross Frontage | 16'1" |
| Internal Width | 14'5" |
| Bank Depth | 32'6" |
| Built Depth | 77'2" |
| Banking Hall Area | Approx 900 sq ft (incl. Strong Room) |

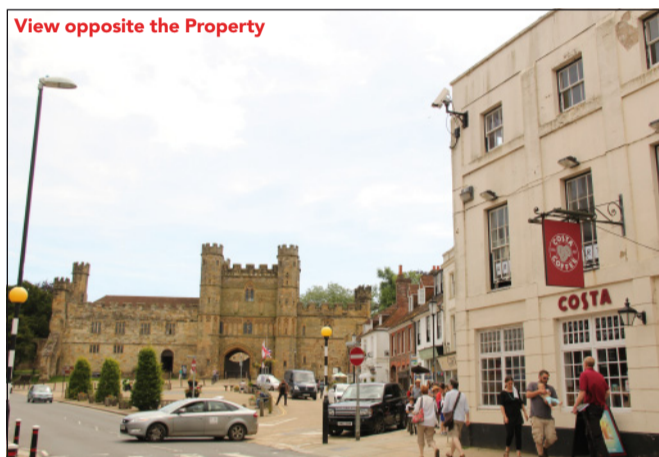
First Floor

| | |
|--------------------|------------------|
| Storage/Staff Area | Approx 300 sq ft |
| WC | |

Second Floor

| | |
|--------------|------------------|
| Storage Area | Approx 355 sq ft |
| WC | |

View opposite the Property



View along the High Street



TENANCY

The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc** for a term of 9 years from 12th August 2011 at a current rent of **£14,500 per annum** exclusive.

Rent Reviews August 2014 and August 2017

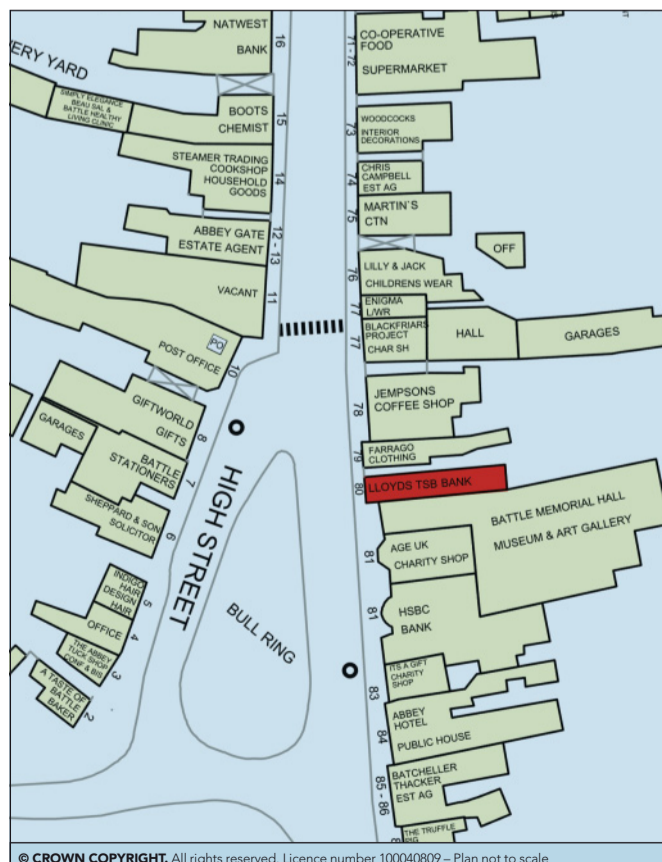
Tenant's Break August 2017 (See Note 1)

Note 1: The Tenant can no longer exercise its August 2014 Break option.

Note 2: The Tenant recently carried out some re-fitting works to the ground floor.

TENANT PROFILE

View: www.lloydsbank.com



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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts