



SITUATION

Located at the junction with St Leonards Road and occupying a prominent trading position in one of the town’s principal retail thoroughfares, adjacent to **Barclays** and **NatWest**, opposite **Boots** and amongst such multiples as **M&Co**, **New Look**, **WH Smith**, **Holland & Barrett**, and **Santander**. The property is also within easy walking distance of the Sea Front and is close to a public car park.
Bexhill-on-Sea lies on the A259 coast road, midway between Eastbourne and Hastings.

PROPERTY

A substantial corner building comprising a **Ground Floor Bank** with internal access to **2 Basements** and additional **Ancillary Area** at rear first floor. There is separate front access to **Self-Contained Offices** on the first floor and a **Self-Contained Flat (in need of modernisation)** on part second floor. In addition, there is separate side access from St Leonards Road to the aforementioned Offices and to a **Self-Contained Flat (currently not in habitable condition)** on part second and third floors.

ACCOMMODATION

Ground Floor Bank

Gross Frontage	83'0" (incl splay)
Internal Width	69'5"
Bank Depth	50'8"
Built Depth	68'11"
Banking Hall/Ancillary Area	Approx 2,800 sq ft
Ladies WCs	

Rear First Floor

Locker Room Area	Approx 130 sq ft
Gents WCs	

2 Basements

Strong Room/Ancillary Area	Approx 995 sq ft*
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First Floor

Offices Area	Approx 1,075 sq ft
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Total Commercial Area

Approx 5,000 sq ft

Part Second Floor Flat

4 Rooms, Kitchen, Bathroom, sep. WC

Part Second & Third Floor Flat

7 Rooms, Kitchen, Bathroom, sep. WC

*Area supplied by Vendor

£69,000 per annum

The Surveyors dealing with this property are
MATTHEW BERGER and **STEVEN GROSSMAN**



View from the Property

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

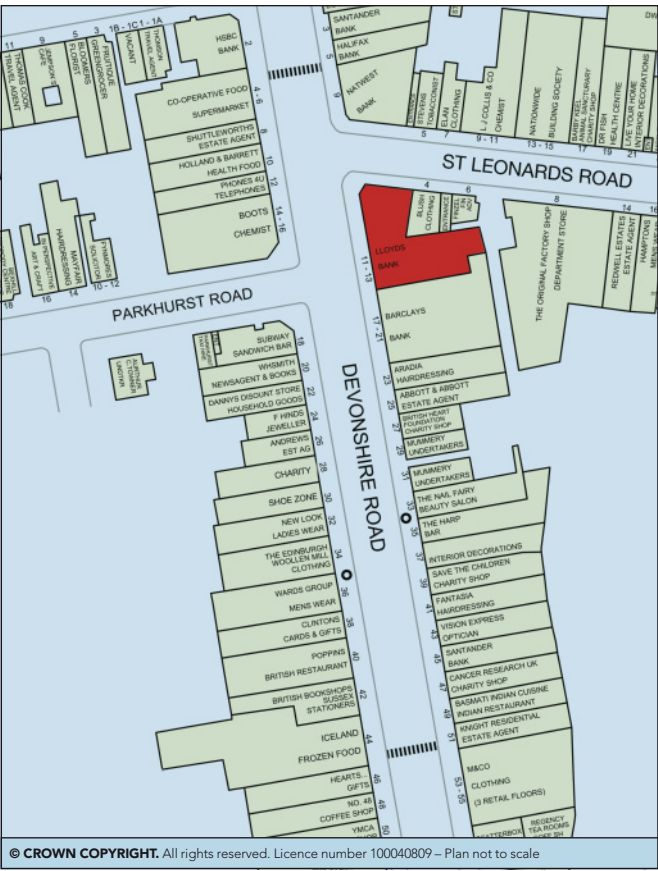
The entire property is let on a full repairing and insuring lease to **Lloyds Bank Plc** for a term of 10 years from 18th September 2013 (**renewal of a previous lease**) at a current rent of **£69,000 per annum** exclusive.

Rent Review and Tenant’s Break September 2018

TENANT PROFILE

View: www.lloydsbank.com

Note: The tenant currently does not use the first floor offices or the 2 flats. Therefore, there may be future potential to modernise the 2 flats, convert the first floor offices to residential and extend the third floor across the building, all subject to obtaining possession and any necessary consents.



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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