



**SITUATION**

Occupying a prominent trading position in the main town thoroughfare at the junction with High Street, opposite **Lloyds Bank** and amongst other multiples as **Poundland, Iceland, Natwest Bank, Nationwide, Costa Coffee** and a variety of local traders as well as being anchored by a large **Asda** and **Tesco** with free public parking. Hailsham is an attractive Sussex town approx. 6½ miles north of Eastbourne and benefits from good road links via the A22, A27 and A295.

**PROPERTY**

An attractive semi-detached building comprising a **Ground Floor Bank with Basement** plus separate side access via a front passageway to **2 Self-Contained Flats** on the first and second floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank & Basement	<b>Ground Floor Bank</b> Gross Frontage 28'9" Internal Width 25'8" Bank Depth 51'8" Built Depth 102'4" Banking Hall/Ancillary Area Approx. 2,165 sq ft Ladies & Gents WC's <b>Basement Storage</b> Area Approx. 405 sq ft	<b>Barclays Bank PLC (T/O for Y/E 31/12/16 £27.2bn, Pre-Tax Profit £4.38bn and Shareholders' Funds £67.4bn)</b>	10 years from 25th December 2012	£16,625	FRI <b>Rent Review December 2017</b> <b>Note: The lessee did not operate their December 2017 Break Clause.</b>
First Floor Flat	3 Bedrooms (one with ensuite), Living Room, Kitchen/Diner, Study Area, Shower Room/WC	Cheesman and Newington Ltd	125 year lease from completion	£100	FRI <b>Rent rises by £100 every 25 years.</b>
Second Floor Flat	2 Bedrooms, Living Room, Kitchen/Diner, Shower Room/WC	Cheesman and Newington Ltd	125 year lease from completion	£100	FRI <b>Rent rises by £100 every 25 years.</b>
<b>TOTAL</b>				<b>£16,825</b>	

**£16,825 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**Maltbys**  
JOINT AUCTIONEERS  
Maltbys, 20 Parkhurst Road, Bexhill-on-Sea, East Sussex TN40 1DF Tel: 01424 730 678 Ref: A. Maltby

**VENDOR'S SOLICITORS**  
Monro Wright & Wasbrough LLP - Tel: 020 7407 7001  
Ref: T. Wilkinson - Email: thom.wilkinson@mww-llp.com

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 £750 (including VAT) upon exchange of contracts