

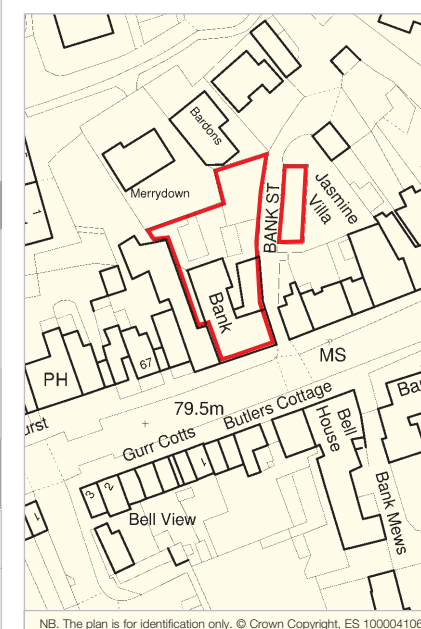
Cranbrook

61 High Street and Land on the East side of Bank Street Kent TN17 3EA

- **Attractive Freehold Bank and Office Investment**
- Bank let to National Westminster Bank plc until 2027
- Offices let to a firm of Accountants
- No VAT applicable
- Minimum increase on bank review in 2021
- New lease of offices under negotiation
- Total Current Rents Reserved
£37,083 pa

On the Instructions of Trustees

SIX WEEK COMPLETION



Tenure

Freehold.

Location

The attractive market town of Cranbrook is located in the heart of the prosperous and affluent commuter belt of the Weald of Kent. The town is approximately 14 miles from Tunbridge Wells and 14 miles south of Maidstone. Regular rail services to London run from Staplehurst Station approximately 6 miles away.

The property is situated within a Conservation Area on the north side of the High Street at the corner of its junction with Bank Street.

Occupiers close by include Savills Estate Agents, Lloyds Bank, Lloyds Pharmacy, The Co-Operative Food and a number of local occupiers.

Description

This attractive corner property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with ancillary accommodation on the basement and part of the first floor. The remainder of the first and second floors provide self-contained office accommodation approached via a separate front entrance. There is on-site car parking to the rear together with a separate area of land on the east side of Bank Street which is included in the sale and which is also used for parking.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 113 Band E (Copy available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Basement, Ground & Part First Floor	National Westminster Bank plc (1)	Basement – Not Used 32.5 sq m (350 sq ft) Ground Floor Banking Hall 68.5 sq m (737 sq ft) Ground Floor Ancillary Office Stores 73.0 sq m (786 sq ft) Ground Floor Staff Room 40.5 sq m (436 sq ft) Ground Floor Strong Room 24.5 sq m (264 sq ft) First Floor – WCs Right to park 10 cars at the rear	Term of years from 13.12.2006 expiring 11.12.2027 Rent review in 2021 FR & I (3)	£23,833 p.a.	Rent Review 2021 (2)
Part First & Second Floor	I Pascall, P Frowde, N Hayward and D Boobyer (t/a McCabe Ford Williams Chartered Accountants)	Part First Floor Offices 122.0 sq m (1,313 sq ft) Second Floor Offices 85.0 sq m (915 sq ft) Total 207.0 sq m (2,228 sq ft)	10 years expiring 31.08.2015 FR & I (4)	£13,250 p.a.	Reversion 2015 (5)

(1) No. of Branches: 1,600. Website Address: www.natwest.com

National Westminster Bank plc is a wholly owned subsidiary of Royal Bank of Scotland plc who have a market capitalisation of £43bn and are 81% owned by HM Government.

(2) The rent is reviewed to the higher of OMOV or a fixed 3.75% uplift.

(3) There is a service charge cap, increased with RPI.

(4) There is a service charge cap, increased with RPI.

(5) Negotiations are in hand for a new lease, the Lessees have offered a rent of £15,000 p.a. for a new lease for a term of 10 years with a break at the fifth year.

Total £37,083 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Lauren McLeod, Shepherd and Wedderburn. Tel: 0207 429 4900 e-mail: lauren.mcleod@shepwedd.co.uk

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