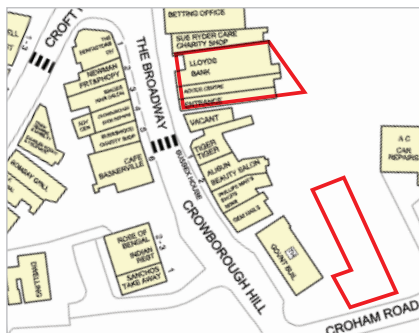


# Crowborough

## The Regent Centre The Broadway East Sussex TN6 1DA

- Freehold Bank Investment and Residential Development Opportunity with Planning Permission
- Bank let to Lloyds Bank plc on a lease expiring in 2025 (1)
- Upper floors with planning permission to create 10 x apartments and associated car parking
- Large rear car park (approximately 0.1 acres)
- Affluent East Sussex commuter town
- Waitrose, WH Smith and Costa are nearby
- Total Current Rent Reserved  
**£37,000 pa  
plus vacant upper floors**

### On the Instructions of



NB. The plan is for identification only. © Crown Copyright, ES 100041106



### Tenure

Freehold.

### Location

Crowborough is an affluent town with a population of approximately 20,000. The town is situated on the A26 between Royal Tunbridge Wells, 7 miles to the north-east, and Uckfield to the south. Communications are afforded via the A26, which in turn provides access to the A21 and M25 Motorway.

The property is situated on the east side of The Broadway, at its intersection with High Street and Croft Road, in the heart of the town centre.

Occupiers close by include Coral, M&Co, Waitrose, Costa and WH Smith, amongst others.

### Description

The property is arranged on basement, ground and three upper floors to provide a ground floor banking hall with basement staff ancillary and storage accommodation and a further shop that has been sublet. The upper floors, which are self-contained and accessed from the front, provide former offices which have planning permission for change of use to create 10 apartments. There is a large separate car park to the rear (approximately 0.1 acres) off Croham Road.

### Planning

The first, second and third floors benefit from planning permission dated 18th May 2017 for change of use to create 10 apartments (2 x studios, 4 x one bedroom, 3 x two bedroom and 1 x three bedroom flats) and associated parking.

For further information and floor plans see [www.planning.wealden.gov.uk](http://www.planning.wealden.gov.uk) (Ref: WD/2017/0323/MAJ).

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 4th October. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 61 Crowborough**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Lloyds Bank plc (2)	Basement Ground Floor Bank Ground Floor (Sublet) 136.0 sq m 243.5 sq m 67.0 sq m	10 years from 24th June 2015 Rent review every 5th year (1) FR & I by way of service charge	£37,000 p.a.	Rent Review 2020
First, Second and Third Floors and Car Park	Vacant	First, Second and Third Floors – Planning permission to create 10 x apartments totalling 790.5 sq m (8,505 sq ft) (3)			

- (1) There is a tenant's break option at the end of the 5th year of the term. Part of the ground floor has been sublet.  
 (2) Website Address: [www.lloydsbank.com](http://www.lloydsbank.com)  
 For the year ended 31st December 2016, Lloyds Bank plc did not report a turnover but reported a pre-tax profit of £1.977bn, shareholders' funds of £49.5bn and a net worth of £49.326bn. (Source: Experian 12.06.2017.)  
 (3) Floor area excludes common parts.

**Total £37,000 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** J Garside Esq, Reed Smith LLP. Tel: 0203 116 2806 e-mail: [jgarside@reedsmith.com](mailto:jgarside@reedsmith.com)