

Bognor Regis

17 & 17A, B & C

High Street

West Sussex

PO21 1RL

- **Town Centre Freehold Bank Investment**
- Bank let to Barclays Bank plc on a lease expiring in 2026 (1)
- Well located in the town centre on a recently pedestrianised High Street
- Bank Rent Review 2017
- Current Rent Reserved **£62,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Bognor Regis, with a population of some 58,500, is a popular coastal tourist and holiday destination in West Sussex, located some 8 miles south-east of Chichester and some 16 miles east of Portsmouth. The property is situated on the south side of High Street almost opposite its junction with London Road which is pedestrianised. Occupiers close by include Cancer Research, Cubitt & West, Your Move, Cheque Centre, Ladbrokes, Betfred, Nationwide, Santander and Bon Marché. One of the main town centre car parks is at the rear of the property off Belmont Street.

Description
The property is arranged on basement, ground and two upper floors to provide a large banking hall on the ground floor with ancillary accommodation in the basement and WCs on the first floor.

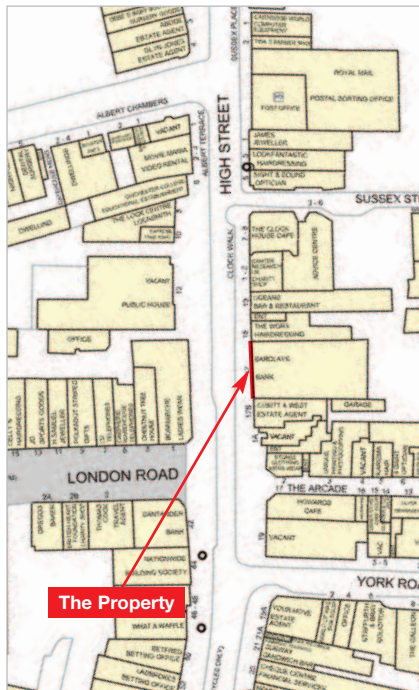
The remainder of the first floor and the second floor comprise three flats, which have been sold off.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Viewings
There will be a block viewing held on Wednesday 28th September. If you would like to attend you must register with us in advance. Please email viewings@allsop.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 165 Bognor Regis**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
17 Ground Floor, Part First and Basement	Barclays Bank plc	Gross Frontage 15.4 m (50' 6") Basement 50.03 sq m (538 sq ft) Ground Floor 435.21 sq m (4,685 sq ft)	20 years from 24.06.2006 Rent review 2017, 2022 FR & I subject to a Schedule of Condition. Tenant option to break at the end of the 15th year (1)	£62,000 p.a.	Rent Review June 2017
17A, B & C Part First and Second Floor	Individuals	Part First and Second Floor – Three Flats	Each let for 125 years from 25.12.2004	Peppercorn	Reversions 2129

(1) Website Address: www.barclays.co.uk. For the year ended 31st December 2015, Barclays Bank plc reported a pre-tax profit of £2.84 billion and a net worth of £55.845 billion. (Source: Experian riskdisk.com 16.09.2016.)
NB. The floor areas have been sourced from the Valuation Office website.

Total £62,000 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
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