



### Tenure

Freehold.

### Location

The attractive and historic town of Lewes is situated adjacent to the A27, about 55 miles south of London and 8 miles east of Brighton, and serves a population of 17,000. The town also enjoys good rail services (London Victoria in 1 hour 3 minutes).

The property is situated on the south side of High Street, a short distance from The Friars, which provides the town's main shopping pitch.

Occupiers close by include NatWest (adjacent), Boots, Costa, Pizza Express, Lloyds, New Look, Holland & Barrett, WH Smith, Waterstones, Paperchase, M&Co and a number of national traders.

### Description

This attractive property is arranged on ground and two upper floors to provide a ground floor banking hall with ancillary first floor accommodation. The second floor is currently accessed via a trapdoor. Externally, the property benefits from two car parking spaces.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>133.50 sq m</b>	<b>(1,437 sq ft)</b>
<b>First Floor</b>	<b>110.50 sq m</b>	<b>(1,189 sq ft)</b>
<b>Second Floor</b>	<b>115.25 sq m</b>	<b>(1,241 sq ft)</b>
<b>Total</b>	<b>359.25 sq m</b>	<b>(3,867 sq ft)</b>

### Tenancy

The entire property is at present let to BANK OF SCOTLAND PLC (t/a Halifax) for a term of 15 years from 15th November 2016 at a current rent of £62,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Alienation Provisions

The tenant is only able to assign the lease to the Government, a Local or Public Authority, or a company which has had a Dunn & Bradstreet rating of 5A1 or better for the three years preceding the date of any proposed assignment or (where the original tenant is the assignor only) to a group company of the original tenant and if the lease is assigned to a group company of the original tenant then no further assignment is allowed. The landlord can require an AGA.

### Tenant Information

The Bank of Scotland was founded in 1695 and is Scotland's oldest bank. In 2009 it was acquired by Lloyds TSB, with the new entity named as Lloyds Banking Group plc. The acquisition created the largest retail bank in the UK.

Website: [www.bankofscotland.co.uk](http://www.bankofscotland.co.uk)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 91 Band D (Copy available on 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 24th January. Please email [viewings@allsop.co.uk](mailto: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 6 Lewes**.

## Lewes

### 13 High Street

### East Sussex

### BN7 2LL

- **Freehold Bank Investment**
- Comprising a total of 359.25 sq m (3,867 sq ft)
- Entirely let to Bank of Scotland plc
- 15 year lease expiring November 2031 (no breaks)
- Favourable alienation provisions within the lease
- Well located close to Boots, Costa and Pizza Express
- Rent Review 2021 and 2026
- Current Rent Reserved

**£62,000 pa**

**SIX WEEK COMPLETION AVAILABLE**

