

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

SECURE BANK INVESTMENT

40 High Street
Steyning
West Sussex
BN44 3YZ



- Let to Barclays Bank Plc on a 20 year lease effective 18th March 2008
- Tenant break option 18th March 2023
- Rental just £14,000 per annum exclusive. No VAT. Strong rental growth performance
- Offers invited in the region of £275,000

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Location/Description

The property comprises as Grade II listed semi-detached building of brick construction with a bay feature window and extensively refurbished bank and banking hall internally.

Steyning is a very affluent and attractive market town approximately 10 miles north west of Brighton, 10 miles north of Worthing and benefits from good road and rail links via the A283/A24. Nearby and adjacent occupiers include Lloyds Bank, Co-op, Martins, Oxfam, HSBC and a host of local and regional multiple retailers including high quality fashion boutiques, galleries, cafes/restaurants and estate agency offices.

Accommodation

The property comprises the following;

Ground floor banking hall/sales – ITZA	-	558 sq ft
Ground floor office	-	123 sq ft
Ground floor safe room	-	189 sq ft
First floor kitchen	-	95 sq ft
First floor offices	-	442 sq ft
First floor store	-	73 sq ft

Services

We understand the property has the benefit of all mains water, electricity and sewerage connections. Heating is provided by electric panel heaters with cassette-style air handling throughout the banking hall and main offices.

Rating Details

The property has the following rating assessment;

Bank and premises	-	£10,750
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Town Planning

The subject property is located in a Conservation Area and is Grade II listed.

Lease Details

The property is let in its entirety to Barclays Bank Plc for a 20 year term effective 18th March 2008 with upward only 5 yearly reviews – the next scheduled for 25th December 2018. There is a tenant break option on giving 6 months prior notice effective 18th March 2023. The rental was increased at December 2013 from £12,750 per annum to £14,000 per annum exclusive. The lease is drawn on FRI terms with a Photographic Schedule of Condition.

Value Added Tax

We understand that this tax does not currently apply but applicants are encouraged to obtain their own taxation and other advice.

Energy Performance Certificate

The property is exempt.

A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.lettingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the sole agents:-

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- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
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