



72-74 Middle Street

Yeovil, BA20 1LU

Prominent large retail unit

6,649 sq ft

(617.71 sq m)

- Dominant Market Town
- Central Position
- New Lease or Long Leasehold Available

Summary

Available Size	6,649 sq ft
Rent	£90,000 per annum
Price	£550,000
Rates Payable	£31,744 per annum Please verify actual rates payable with local authority
Rateable Value	£62,000
BER Rating	D (82)

Location

Yeovil is a dominant market town in South Somerset with a population of 45,000, which benefits from a lack of nearby competing centres. Prime shopping is situated on both Middle Street and within the Quedam Shopping Centre. Occupiers in the vicinity include Subway, Bonmarche, The Entertainer, Specsavers, Edinburgh Woollen Mill, Boots and the British Heart Foundation.

Description

Situated on a prominent corner of Middle Street, the subject unit is principally arranged on ground floor. However, benefiting from rear servicing at first floor level at the rear of the building.

Accommodation

The unit provides the following approximate areas:

Name	sq ft	sq m
Ground - Sales	5,600	520.26
Ground - Ancillary	1,049	97.46

Tenure

The property is available by way of a new lease on terms to be agreed. Alternatively, the property is also available on a long leasehold basis.

Use

We understand the property benefits from an A1 use (Shops) within the Town and Country Planning (Use Classes) Order 1987 (as amended).

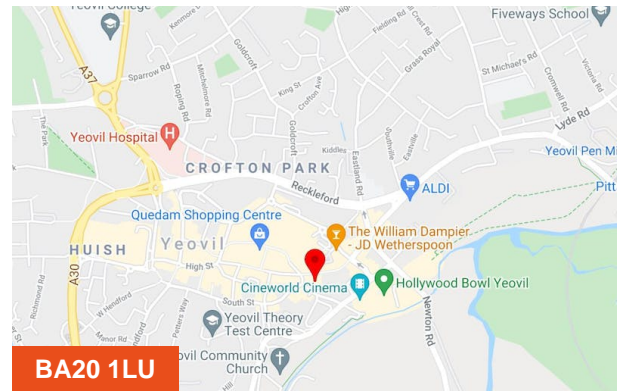
Rent/Price

To rent - £90,000 per annum, exclusive.

Long Leasehold (125 years) - £550,000.

Legal Costs

Each party is to be responsible for their own costs incurred in the transaction.



Viewing & Further Information

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