

FOR SALE/TO LET

72-74 Middle Street, Yeovil, Somerset

Prominent large retail space available to let or on a long leasehold basis

Hartnell
TaylorCook

Contact

Richard Saunders

Direct Dial:

0117 946 4521

Mobile:

07825 382835

Email:

richard.saunders@htc.uk.com



LOCATION - BA20 1LU

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-

Ground floor sales	5,600 sq ft	520.00 sq m
Ground floor ancillary	1,049 sq ft	97.50 sq m

ENERGY PERFORMANCE CERTIFICATE

D rating (82), a copy of which is available upon request.

RATEABLE VALUE

Rateable value: £68,000

Rates multiplier: £0.504

Rates payable: £34,272

Please verify actual rates payable with the local authority.

USE

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

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.

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.

VIEWINGS

For more information, or to arrange a viewing, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com

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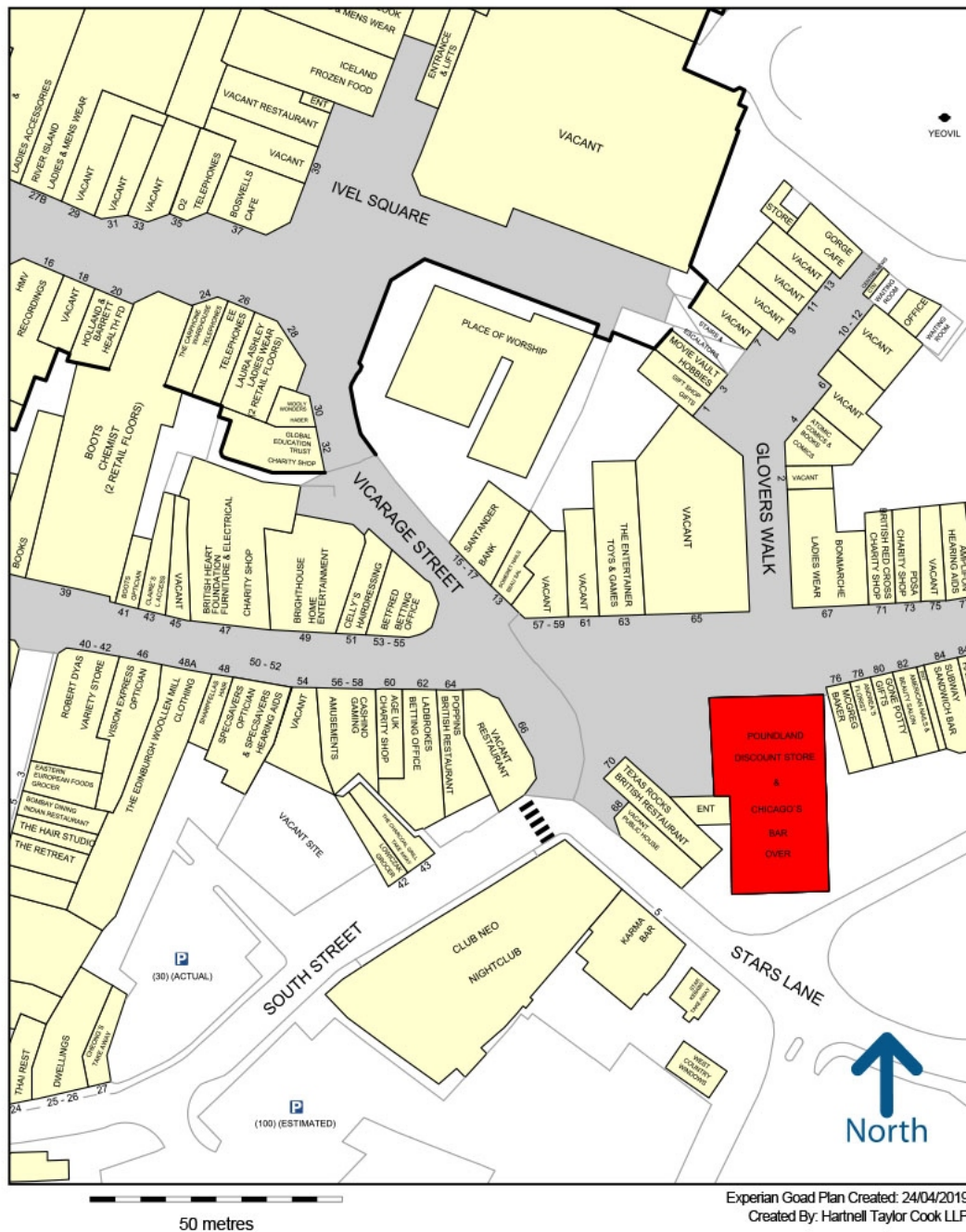
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