



On the instructions of The Berkeley Leisure Group  
16 - 17 King George Street Yeovil BA20 1PT  
and  
18 High Street Yeovil BA20 1RF

Retail investment For Sale  
Prime town centre landmark building let to  
Halifax (Bank of Scotland plc) and Betfred (Petfire  
(Gibraltar) Ltd) with significant upper parts (Partly vacant)



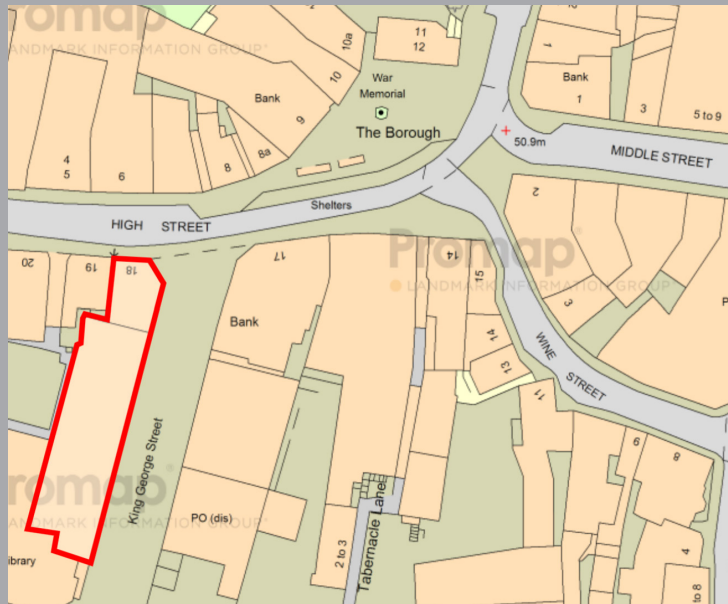
## LOCATION

Yeovil is in South Somerset to the south of the A303. Home of the Fleet Air Arm, Leonardo Helicopters and Screwfix, the town has a rich and progressive employment history.

The town is the largest in South Somerset with a population of some 43,000. Employers include the district hospital, Leonardo, Screwfix, Bradfords and Toolstream. The town has two railway stations enabling north/south and east/west connections. Yeovil is renowned for the Leonardo grass runway around which the town is constructed, being the largest in the UK at over one mile long.

The role Leonardo plays in respect of the town is significant with the latest investments including a new £30m distribution facility and the recently constructed i Aero being a 2,500 sq m facility for aerospace design research and innovation. The next major project announced is the surfacing of the runway to broaden its capability.

The property is in a prime location within the town centre. The town centre is undergoing a £24m public realm improvement project funded through central government. King George Street is not impacted however the High Street is undergoing major works.



Notable occupiers on King George Street include Barclays and Loungers plc who will be opening a new Lounge café/bar in December 2023.

## DESCRIPTION

The property is a landmark 3 storey Yeovil building with an extensive frontage onto the pedestrianised King George Street (occupied by Halifax). The building has a return onto the High Street with the unit occupied by Betfred. To the rear is a shared private courtyard car park with 4 car spaces. Believed to have been opened in 1928 and designed/constructed by local architects Petter and Warren the building was originally a two storey municipal office constructed with 15 bays and a cupola. The High Street section is later and



constructed on the site of the former Town Hall and Market Hall destroyed by fire in 1935. At the southern end of the terrace making up the entirety of King George Street is the library re built in 1986.

The upper parts of King George Street are in office use with pedestrian accesses either end of the building. The office space over Halifax has an access at the southern end. Halifax occupy ground, part first floor and part second floor.

There is a vacant self contained suite at the High Street end of the building within 16-17 King George Street which shares an entrance with the suites above 18 High Street (Formerly Nat West) which are also currently vacant.

### ACCOMMODATION

The following areas are taken off plan on a NIA basis for guidance purposes only:

Halifax ground floor	338 sq m
Halifax upper floor	213 sq m
Betfred basement	45 sq m
Betfred ground floor	80 sq m
16-17 King George (first)	140 sq m
18 High Street (first)	102 sq m
18 High Street (Second)	155 sq m

### PLANNING

Consent was obtained to convert the vacant upper floor suites into 3 residential apartments in 2018. Full plans are available in the dataroom.

### VAT

Is applicable

### ANTI MONEY LAUNDERING

In accordance with HMRC the successful party will be required to undergo HMRC checks through a 3rd party provider.



## RVs

Halifax	BA20 1PT	£139,000
Halifax	BA20 1PT	£6,100
Betfred	BA20 1RF	£24,500
1st floor	16-17 King George Street BA20 1RF	£13,250
1st floor	Nat West BA20 1QJ	£9,800
2nd floor	Nat West BA20 1QJ	£8,000

## EPC

16-17 King George Street	C
Halifax	B
Bet Fred	C

## LEASE TERMS

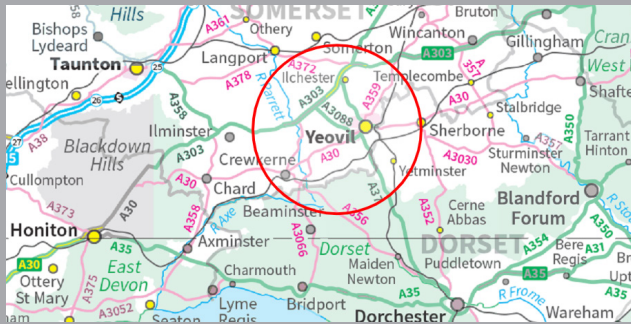
The Halifax lease is dated 2015 and expires in May 2025. The rent is £67,000 pa  
Betfred are holding over under a 20 year lease from 1994 at a rent of £25,000 pa

## GUIDE PRICE

On application

## FURTHER INFORMATION

A data room is available. Included are plans, leases and certification.



# Chesters Harcourt

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