



15 Middle Street, Yeovil, Somerset, BA20 1LF

UNIT TO LET

Prime unit in pedestrianized Street. Between Coffee#1 and Costa. Opposite W H Smith. Fully refurbished. Available early 2021. Approx. 132 sq m (gross internal)



LOCATION

The property is situated in a prime location on Middle Street in Yeovil. The unit is arguably the best located shop within the town being between Coffee#1 and Costa. Both Marks & Spencer and W H Smith are nearby.

DESCRIPTION

The property is to be redeveloped. A new upper floor access is to be constructed within the shop front and the internal staircase removed. The shop will comprise a rectangular unit. A floor plan is available for download. Staff facilities are at the rear of the property and can be configured together with storage to suit occupier requirements.

ACCOMMODATION (Apex)

Gross Internal Area	132 sq m
Gross frontage	6 m
Net frontage	3.75 m
Depth	24 m

TENURE

Offers are invited for a new fully repairing lease exclusive of service charge, VAT and other outgoings.

RENT

£25,000 per annum

VAT

VAT is chargeable

LEGAL & OTHER INGOING COSTS

Each party to be responsible for their own legal costs incurred.

RATEABLE VALUE (VOA Listing 2017)

To be reassessed

ENERGY PERFORMANCE CERTIFICATE

To be reassessed

VIEWING

For further information please contact the Sole Agents, Chesters Harcourt:

Tel: 01935 415454

E-mail: info@chestersharcourt.com

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