

gth



Retail Premises

TO LET

13 Wine Street, Yeovil

Somerset, BA20 1PW

- Located in Yeovil's Town Centre.
- Net internal area 596 sq ft including 368 sq ft sales.
- Available on a new lease for a term by arrangement.
- Nearby occupiers include Primark, Boots, Costa Coffee and Marks and Spencer.

Guide rent £10,000 per annum

Location

Yeovil is a major regional centre with a resident population of approximately 42,500 serving a further catchment population of around 120,000 within a 20-mile radius.

Yeovil is historically known as a centre for the glove making industry, it has developed into a centre of the aircraft and defence industries with the most notable employer being Leonardo, manufacturers of helicopters

Description

13 Wine Street is a mid terraced retail premises located off of Yeovil's main thoroughfare. The property is arranged over the ground and first floor. The ground floor provides retail and store accommodation with ancillary office, WC and kitchen facilities located on the first floor. The property would suit a variety of occupiers under 'Use Class E'.

Nearby occupiers include Burger King, Primark, Boots, Costa Coffee and Marks and Spencer.

Floor Areas

Sales	34.11 sq m	368 sq ft
Office	11.9 sq m	129 sq ft
Store	2.9 sq m	32 sq ft
Kitchen	<u>6.14 sq m</u>	<u>67 sq ft</u>
Total	55.05 sq m	596 sq ft

Business Rates

We are advised by the Valuation Office that the premises' rateable value as of 1st April 2023 is £10,250 pa.

Tenure

The unit is available to let by way of full repairing and insuring lease for a term by arrangement.

Rent

£10,000 per annum.

References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

VAT

We have been advised the premises is not registered for VAT and therefore VAT will not be payable on the rent.

Services

Electricity, water and drainage.

Legal Costs

Each party is to bear their own legal and professional costs.

Energy Performance Certificate

The property has an Energy Performance Rating of D93.

Viewing

Strictly by appointment with sole agents:-

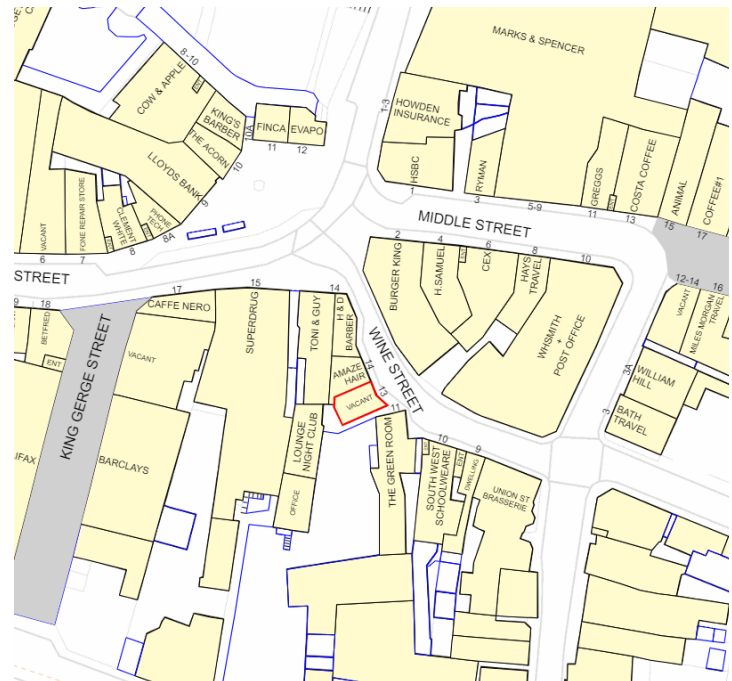
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Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.