

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

gth

A green rounded rectangular banner with the text 'Town Centre Business' in white, positioned at the bottom left of the photograph.

Town Centre Business

TO LET

The Glove Factory, Old Station Way

Yeovil, Somerset, BA20 1EL

- Town Centre Location close to Yeo Leisure Park and Stars Lane Car Park.
- Attractive Grade ii Listed Building.
- Ground Floor Business Unit with potential for a variety of business uses.
- Refurbishment works to be completed to meet occupier's requirements
- Approximate Net Internal Area 158 sqm (1,700 sqft) .
- Available on a new lease for a term by arrangement.

Rent £18,000 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.

The Glove Factory is prominently located in the town centre at the entrance to Yeo Leisure Park and opposite Stars Lanre Car Park

Description

The Glove Factory is an attractive Grade ii listed three storey building.

The available accommodation comprises the ground floor of the property.

As shown on the photographs attached the ground floor is in the process of substantial refurbishment to provide a modern business unit. Disabled and Male and Female WC facilities together with a kitchenette will be installed and the refurbishment completed to meet the requirements of an incoming occupier

Approximate Floor Areas

Ground Floor

Business Unit NIA 1,700 sq ft 157.94 sq m

Business Rates

A new business rates assessment will be provided for the ground floor

Tenure

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

Rent

Ground Floor £18,000 per annum exclusive .

VAT

We have been advised the premises are registered for VAT and therefore VAT will be payable on the rent.

Services

Electricity, gas, water and drainage.

Legal Costs

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

Energy Performance Certificate

The property has a energy performance rating of C. A full copy of the EPC is available upon request.

Additional Accommodation

The first and second floors providing up to 3,100 sqft of office accommodation are also available to let and further details are available upon request

Viewing

Strictly by appointment with agents:-

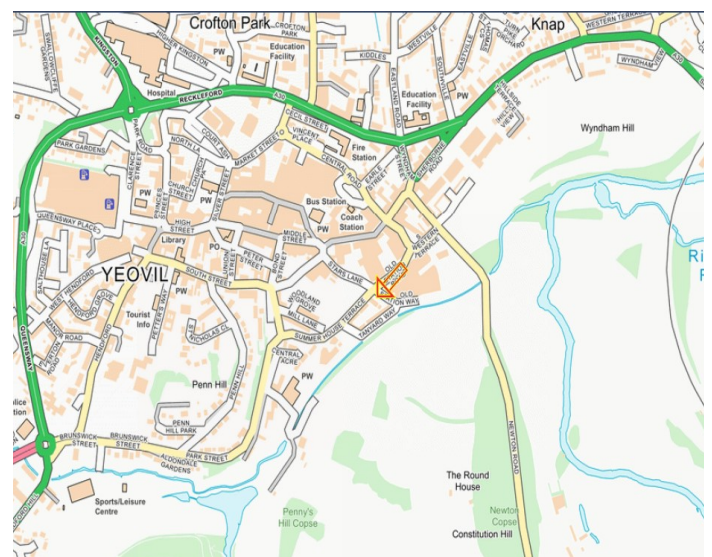
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Important Notice

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.

