

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background.

Prime Retail Unit

## FOR SALE

53/55 Middle Street

Yeovil, Somerset, BA20 1LG

- Ground Floor approximately 109 sqm (1,175 sq ft )
- Self contained upper floors totalling approximately 158 sqm (1,700 sqft ) with residential conversion potential.
- Situated in prime pedestrianised area, overlooking the nearly completed amphitheatre with return frontage to Vicarage Street
- Nearby occupiers include Vision Express, Specsavers, Boots, Waterstones. Santander Bank
- Freehold For Sale with vacant possession.

Sale Guide Price £165,000

## Location

Yeovil is a market town located circa 40 miles south of Bristol and 28 miles east of Taunton, and with a population of 42,000. The town lies at the junction of the A30 and A37, with the A303 4 miles to the north providing access to the rest of the major road network. There are no competing retail centres nearby.

The property is situated in a prime location on the north side of the main pedestrianised section of Middle Street with a return frontage to Vicarage Street, overlooking the shortly to be completed amphitheatre style area of Middle Street close to the entrance to the Quedam Centre. Nearby occupiers include Vision Express, Specsavers Santandwer Bank, Boots and Waterstones.

## Description

Ground Floor retail premises, formerly Betfred premises configured to provide open plan retail area fronting Middle Street, two customer WC facilities and a staff WC facility and kitchen.

Accessed off Vicarage Street are a basement and two upper floors of former office and storage accommodation in need of refurbishment and with residential conversion potential.

## Accommodation

The property has the following approximate floor areas

Shop Width	38ft 6in	11.73m
Sales Depth	24ft 4in	7.41m
Retail Sales Area	935 sqft	86.84sqm
Ground Ancillary	240 sqft	22.29 sqm
Basement	790 sqft	73.38 sqm
First Floor	830 sqft	77.09 sqm
Second Floor	870 sqft	80.81 sqm

## Rates

Rateable value £20,250

## Services

Electricity, mains water and drainage are connected to the property

## Terms

The property is available freehold with vacant possession

## Sale Price Guide

£165,000

## VAT

It is understood that the property is not opted for tax and VAT will not be charged on the purchase price

## Legal Costs

Each party to bear their own legal costs.

## EPC

An EPC has been ordered

## Fixtures & Fittings

All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

## Viewing

Strictly by appointment with agents:-

Robert Clark / Zack Dennington

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474 / 07767 637284

Email: robert.clark@gth.net

Email: zack.dennington@gth.net

## 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.

## Second Floor



## First Floor



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