

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background. The building in the background is a multi-story structure with a grid of windows, some of which have blue signs. In the foreground, there is a construction site with a red excavator, a white van with 'SWH' branding, and a white truck with 'WH' branding. Large concrete blocks are visible in the immediate foreground.

PROMINENT CORNER RETAIL UNIT

TO LET

72-74 Middle Street, Yeovil, Somerset, BA20 1LU

- Prominent corner retail unit
 - 7,750 sq ft
 - Centrally Located
- Suitable for alternative uses, including leisure, subject to planning

£60,000 per annum, exclusive

LOCATION

The property is located in a prominent corner position along Middle Street in Yeovil town centre adjacent to the Amphitheatre forming part of Yeovil's public realm enhancement works which are due for completion in the near future. Yeovil is an industrial and former market town with a resident population of circa 42,500, and offers a good range of recreational, educational and shopping amenities. The A37 and A30 bisect the town, whilst the A303 Trunk Road is accessible some 5 miles distant (itself providing access to Taunton and the M5 some 26 miles away). Two railway stations serve the town, providing easy access to London Waterloo / Exeter and Bristol / Weymouth.

DESCRIPTION

A prominent corner retail unit comprising retail area and rear storage with rear loading facilities. If additional accommodation is required, upper floor offices of up to 7,475 sq ft are also available if required, terms to be negotiated.

ACCOMMODATION

Retail Area	4,525 Sq Ft	420.37 Sq M
Storage	2,675 Sq Ft	248.51 Sq M
Staff Room	350 Sq Ft	32.52 Sq M
Total	7550 Sq Ft	701.4 Sq M

BUSINESS RATES

A search on the Valuation Office Agency website revealed that the Rateable Value is £62,000.

EPC

The EPC rating for this property is D (82).

TERMS

A new effectively full repairing and insuring lease, terms to be negotiated.

RENT

£60,000 per annum, exclusive, subject to contract.

SERVICE CHARGE

A service charge is payable for buildings insurance and communal maintenance. Further details on request.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers received will be assumed to be net of VAT unless stated otherwise.

LEGAL COSTS

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

VIEWING

Strictly by arrangement with sole agents:

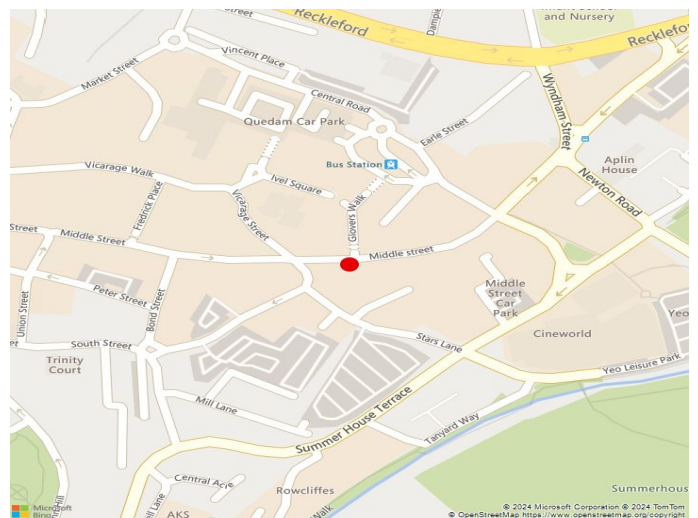
Tim Wright or Robert Clark

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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.

GREENSLADE TAYLOR HUNT

www.gth.net