

Yeovil - 48 Middle Street, Somerset BA20 1LX
Freehold Retail Investment with Future Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Yeovil - 48 Middle Street, Somerset BA20 1LX

Freehold Retail Investment with Future Development Potential



Investment Consideration:

- Purchase Price: £375,000
- Gross Initial Yield: 8.00%
- Rental Income: £30,000 p.a.
- VAT is applicable to this property
- Property benefits from newly replaced roof
- Comprises double fronted ground floor shop with ancillary accommodation at first floor
- Future residential development, subject to vacant possession and obtaining planning
- Situated within 50 metres south of the Quedam Shopping Centre with occupiers nearby including Boots the Chemist, Waterstones, Specsavers and Nationwide, Ladbroke's and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 48 Middle Street (Ground & First Floor)	Ground Floor: 186.50 sq m (2,008 sq ft) Open plan café, Store, WCs First Floor: 50.70 sq m (546 sq ft) Ancillary, Storage	Nowbelieve Ltd	5 Years from 28 September 2022	£30,000	Note 1: FRI Note 2: Rent review on 27 September 2025 open market upward only Note 3: Break clause in 2024 NOT exercised Note 4: Lease is outside the Landlord & Tenant Act 1954 Note 5: Deposit held of £7,500
Total				£30,000	

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Property Description:

The property comprises double fronted ground floor shop t/a café with ancillary accommodation at first floor. The property benefits from rear yard and newly replaced roof, providing the following accommodation and dimensions:

Ground Floor: 186.50 sq m (2,008 sq ft)

Open plan café, Store, WCs

First Floor: 50.70 sq m (546 sq ft)

Ancillary, Storage

Total area size: 232.70 sq m (2,554 sq ft)

Tenancy:

The property is at present let to Nowbelieve Ltd for a term of 5 Years from 28th September 2022 at a current rent of £30,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 27th September 2025 open market upward only. Break clause in 2024 NOT exercised. Lease is outside of the Landlord & Tenant Act 1954. Deposit held of £7,500.



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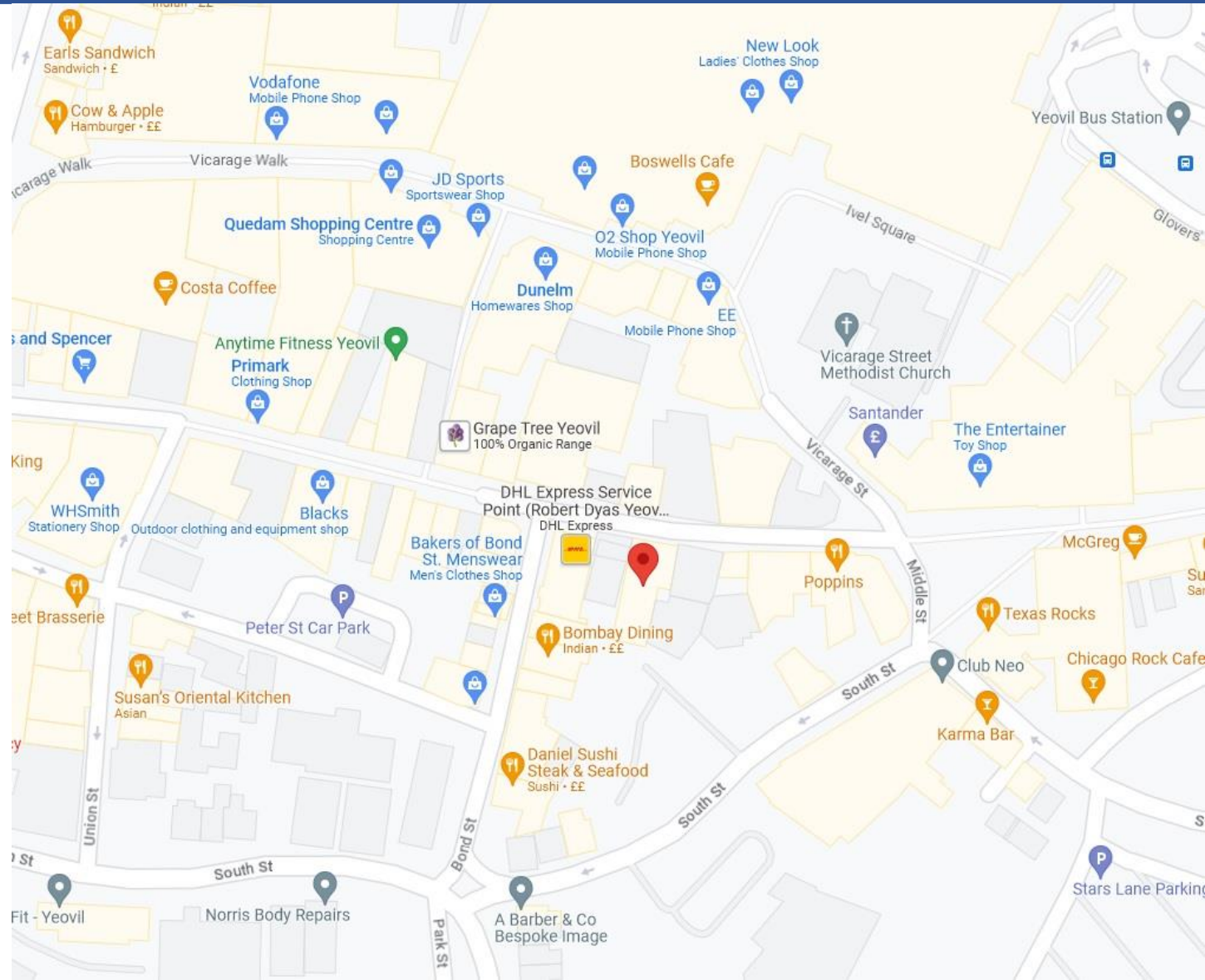
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Location:

The property is situated in a prominent position on the south side of pedestrianised Middle Street in the heart of the town centre and some 50 metres south of the Quedam Shopping Centre with occupiers nearby including Boots the Chemist, Waterstones, Specsavers and Nationwide, Ladbrokes and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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