

# To Let

21—22 High Street, Yeovil,  
BA20 1RF



08449 02 03 04  
avisonyoungretail.co.uk

## Location

Yeovil is situated in south Somerset with a catchment population of approximately 45,000 people. Multiple retailers in the town include **Marks and Spencer, WHSmith, Primark, H&M** and **Dunelm**. The property is predominately located on the High Street close to **Superdrug, Caffe Nero, Card Factory** and **Lloyds** and both **Natwest Banks**.

## Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	539.12	5,803
First	201.23	2,166
<b>Total</b>	<b>740.35</b>	<b>7,969</b>

## Passing Rent

£ 81,000 pax

## Lease Terms

Available by way of a new lease for a term to be agreed subject to rent reviews at 5 year intervals. Alternatively an assignment of the existing lease due to expire on 21/12/2065 is available.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

## Business rates

We understand that the property is assessed as follows:

**Rateable value (2023):** £70,000

**Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.**

## EPC

An Energy Performance Asset Rating of **E-105** A certificate can be made available.

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

**The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.**

<https://sainsburysproperties.co.uk/>

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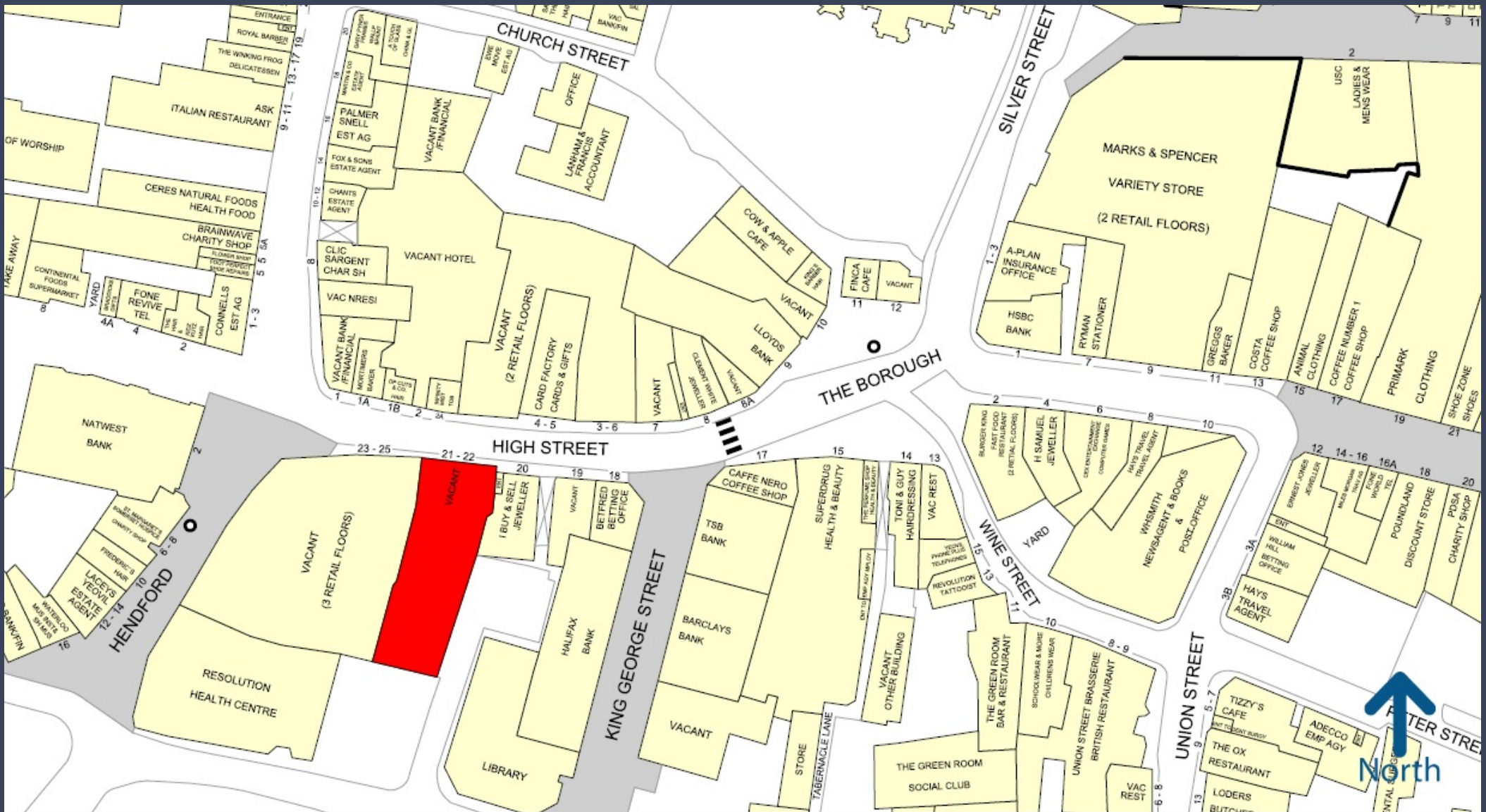
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Subject to contract



**AVISON  
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