



REF: 594

4/5 Stars Lane  
Yeovil, Somerset BA20 1NR  
(known as Karma Bar)

Freehold  
£395,000

## FEATURES

- Prime town centre mixed use commercial/residential property
- Grd floor footprint 2,650 sq ft prime commercial premises
- Plus three self-contained flats on first and second floor
- Available with vacant possession
- Currently produces rental return of £40,000 per annum
- Currently bar – could easily be coffee shop, restaurant or retail space
- Adjacent to town centre car park, overlooking regenerated town centre amphitheatre
- Close to Cineworld, Premier Inn and Pizza Hut



£395,000 for the freehold property to include the trade fixtures and fittings

## 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.

Yeovil is historically known as a centre for the glove making industry. It has developed into a centre of the aircraft and defence industries with the most notable employer being, Leonardo, the helicopter manufacturer.

The centre of Yeovil is subject to a £10 million regeneration investment program. The purpose of the investment is to further invigorate the town centre and works are due to be completed in the summer of 2024.

Our subject property occupies a prime position in the heart of this investment.

## THE BUSINESS PREMISES

### Entrance Vestibule

(3.36 m x 3.34 m)

With part hardwood floor, part bristle mat floor, panelled walls and wooden clad walls with stairway leading downstairs to (Gents WC) and half glazed door entrance to:

### Main Trading Area

#### Lower Level Bar

(4.7 m x 11.2 m)

With hardwood floor, seating for around 30 and plenty of vertical drinking space.

Included in this area is the:

#### Bar Servery

With tiled front, non-slip floor and range of back bar equipment including stainless steel deep bowl sink unit, two back bar refrigerators, ice machine, touch screen till etc.

#### Raised Bar Area

(8 m x 9.4 m)

Seats around 40 with plenty of extra standing and dancing space.

There is hardwood floors and well presented surround.

#### Side Trading Space

(6.2 m x 9.9 m)

Seating around 30 with part non-slip floor and part carpeted floor with part tiled walls.

A well presented space within inset ceiling lighting and a large wall mounted TV. Double doors provide access outside and there is a pair of bi-folding doors open to the pavement edge.



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**Ladies WC**

(4.2 m x 3.3 m)

With non-slip floor, three inset vanity basins and three WC cubicles.

**Small Office**

(2.9 m x 1 m)

Steps to: **Landing**

(2.8 m x 1.2 m)

With non-slip floor leading to:

**Second Office**

(2.1 m x 2.6 m)

**Outside Trading Area**

To the rear is an enclosed, decked, partly covered trading space ideal for smokers and with a capacity of circa 50.

The overall capacity is circa 160.

**Lower Ground Floor**

**Landing**

(1.8 m x 1.3 m)

Leading to:

**Gents WC**

(5 m x 2.5 m)

With non-slip floor, stainless steel urinal and two vanity basins.

**Gents (continued)**

(5.1 m x 2.2 m)

With further vanity basin and three WC cubicles.

**Utility Room**

(4.3 m x 2.4 m)

With deep bowl stainless steel sink unit, glass washer and freezer with tiled walls.

**Cellar**

(2.4 m x 4.3 m)

With cellar fan and beer raising equipment (property of third party).

The property is fully alarmed and there is gas-fired central heating.

**APARTMENT 1**

Approached via an external stairway. Small landing leading to short stairway leading to:

**Further Small Landing**

(1.5 m x 2 m)

With carpeted floor.

**Large Store Cupboard**

With access to further loft space storage.



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**Lounge / Kitchen**

(5.1 m x 4.4 m)

With wall mounted kitchen units, inset oven, plumbing for automatic washing machine together with a comfortable seating area.

**Double Bedroom**

(3.1 m x 2.5 m)

With double glazed window, walk-in wardrobe.

**Modern Fitted Bathroom**

(4.2 m x 1.6 m)

With linoleum floor, low level flush WC, pedestal wash hand basin, corner bath with shower over and Velux window.

The flat has a new boiler and gas-fired central heating. Current rent: £450 per month due to be increased.

**First Floor Raised Roof Space**

(10.3 m x 9.2 m)

With tiled base and south facing.

**APARTMENT 2**

In a self-contained complex with Apartment 3. A ground floor door leads to a communal stairway which in turn leads to a small landing providing access to:

**Kitchen**

(5.8 m x 3.2 m)

This large kitchen/diner has wall mounted kitchen units, inset stainless sink unit, plumbing for automatic dishwasher and washing machine.

**Lounge**

(7.1 m x 4.1 m)

**Double Bedroom**

(3.5 m x 2.7 m)

**Bathroom**

(2.3 m x 2.3 m)

With linoleum floor, panelled bath with electric shower over, vanity basin and low level flush WC.

**APARTMENT 3**

**Lounge**

(7.1 m x 5.1 m)

Well presented.

**Kitchen**

(6 m x 4 m)

Well presented with modern fitted units.

**Double Bedroom 1**

(3.5 m x 2.7 m)

**Double Bedroom 2**

(4.1 m x 3 m)

**Modern Fitted Bathroom**



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## THE BUSINESS

Currently trades as a Cocktail Bar with 3 am licence.

There is a tenant in situ with an annual rent of £28,000 to include one of the one bedroom flats (Accommodation 2).

The current lease expires November 2024 and the tenant wishes to vacate. Therefore the property is available with vacant possession if required.

Flat No.1 is let on a short-hold 6 month tenancy with a monthly rent of £450.

Flat No.3 is let on a similar basis with a monthly rent of £550.

Our view is that the residential rental returns could easily be increased and it is the landlords plan to increase Flat 1 and Flat 3 monthly rent to £550 and £650 respectively.

## THE PROPERTY

Stands semi-detached to another commercial property.

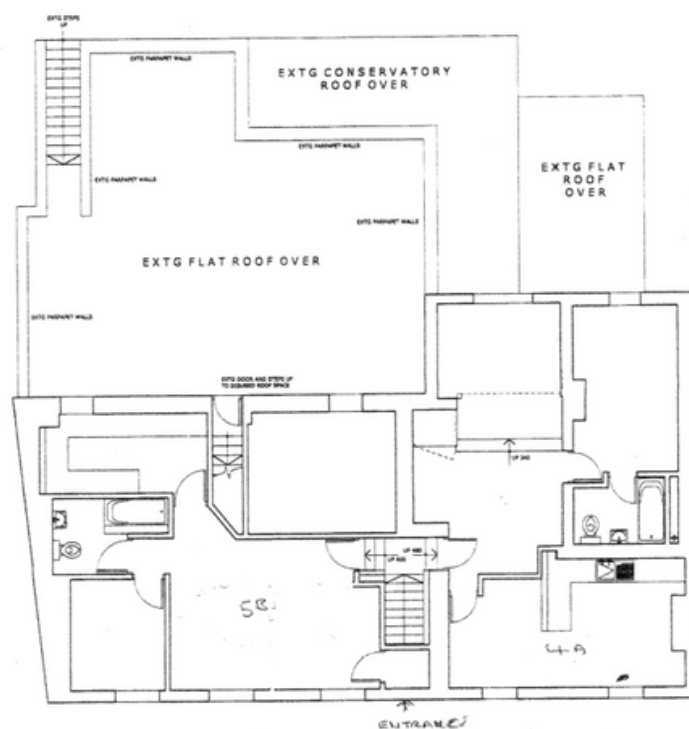
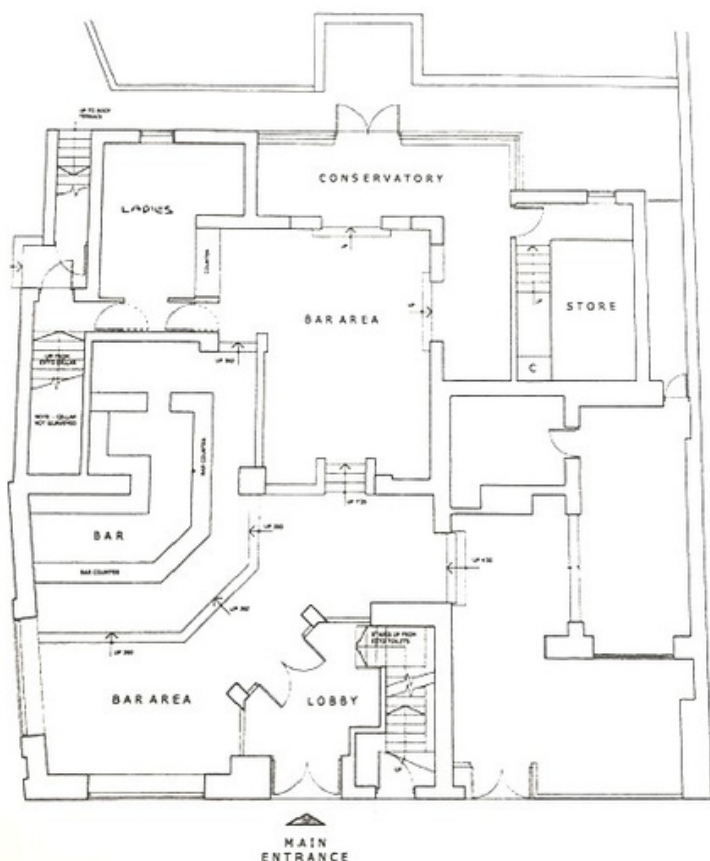
The property is situated under a pitched tiled roof.

There is an intruder alarm to the commercial premises.

Each section has its own gas-fired central heating system with individual boiler.

## VIEWING AND FURTHER INFORMATION

Please Call:  
0333 414 9999 (Monday-Friday 9am-5pm)  
Bruce Sprosen 07467 947296 (Out of Hours)  
Please Email: [bruce@sprosen.com](mailto:bruce@sprosen.com)



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