



The Quedam Centre is an open air shopping centre which forms the prime shopping pitch of Yeovil town centre. Anchored by **H&M, M&S, Topshop, JD Sports** and **Primark**, together with a 630 space shoppers car park. Recent additions to the scheme include **Dunelm, Anytime Fitness** and **Boswells**.

The subject unit is located in the heart of the scheme, close to Ivel Square. Nearby retailers include **Boswells, Holland & Barrett, Boots, Carphone Warehouse** and **O2**.

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:

Ground Floor Sales: 117.7 sq m 1,267 sq ft
First Floor Ancillary: 48.6 sq m 523 sq ft

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£26,500 per annum exclusive.

SERVICE CHARGE

The estimated annual service charge is £9,677 (2019/2020).

BUSINESS RATES

We are advised by the Local Rating Authority that the premises are assessed as follows:

Rateable Value	£39,500
UBR (2019/20)	49.1p/£
Rates Payable	£19,395

The government has introduced a transitional phasing system which phases in increases/decreases in Business Rates. Interested parties should make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

Subject to Contract September 2019.



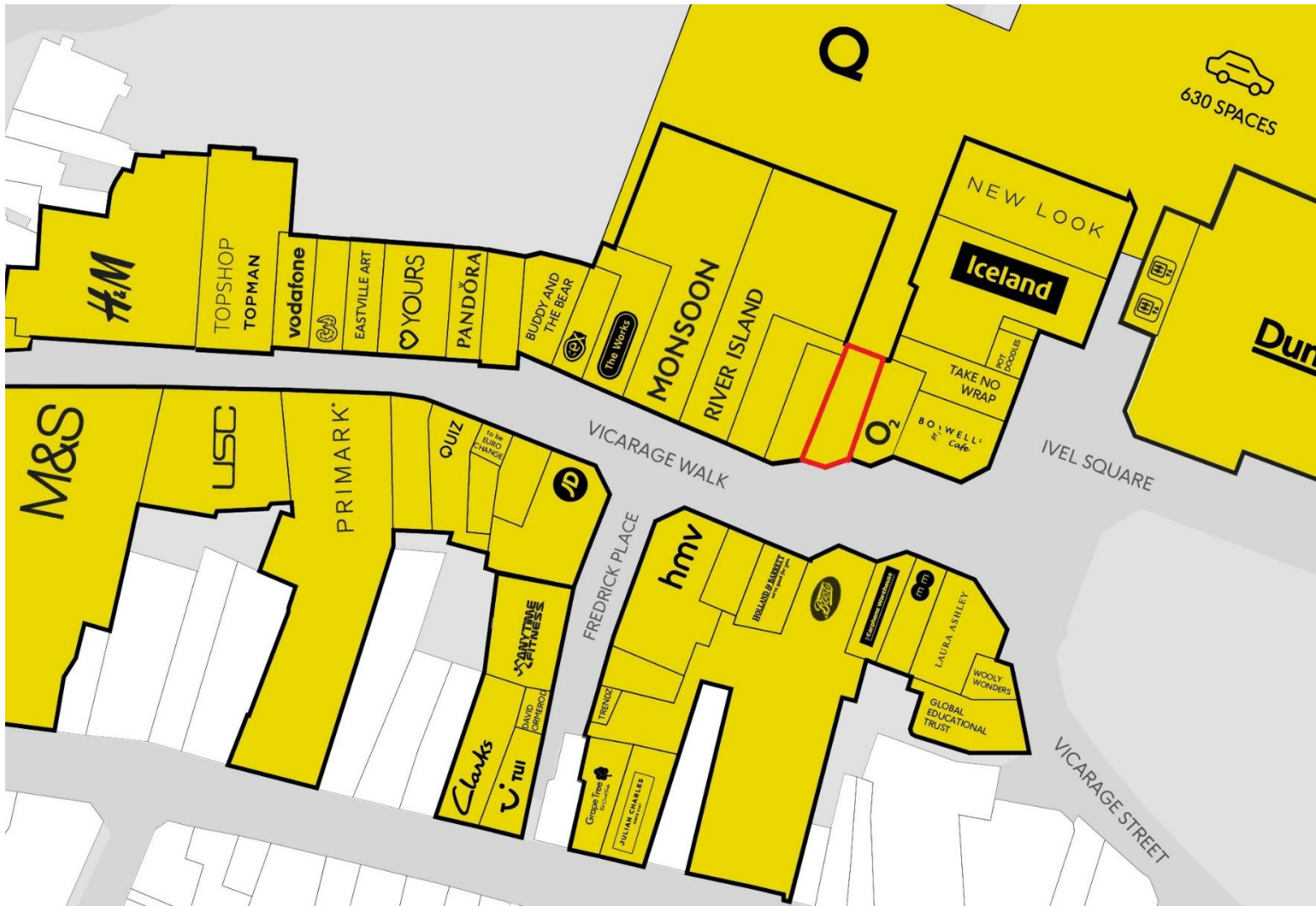
QUEDAM

DISCOVER STYLE

YEOVIL

32 Vicarage walk

Prime Shop to Let



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