


Symonds
& Sampson

84A Middle Street
Yeovil, Somerset



84A Middle Street

Yeovil
BA20 1LT

 1282.00 sq ft

- Freehold Property Investment
- Retail 35.10sqmtrs 378 sq ft
- 3-room maisonette 56.70 sqmtrs 610 sqft with kitchen and shower room
 - Total 91.80sqmtrs 988sqft
- The maisonette is currently producing a gross rent of £1,200 pcm
 - Expected rent for the shop £4000-£5,500 pa
 - EPC D (maisonette); EPC D (retail unit)
 - Parking for up to 4 Cars

£150,000
Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

The internal accommodation comprises a ground-floor retail unit, together with the first and second-floor flats currently set up as a self-contained 3-bedroom maisonette above and parking for 4 vehicles.

Description Area Sq m Area Sq Ft
Retail 35.10sqmtrs 378 sq ft
3-bedroom maisonette 56.70 sqmtrs 610 sqft
Total 91.80sqmtrs 988sqft

As such, the shop is currently fitted out for a barbershop but may be suitable for a variety of other retail uses.

The maisonette (only) is currently producing a gross rent of £1,200 pcm. We estimate the rental for the shop would be circa £4,000.

The property also benefits from off-road car parking for up to 4 no. cars at the rear of the building, accessed via Stars Lane.

SITUATION

Yeovil is one of the principal commercial locations within South Somerset with a population of 45,000 people (2011 Census).

The property is situated towards the lower end of Middle Street in Yeovil with adjoining uses including Subway, Wilkinson's, Kaspas's Deserts and Nando's as well as the Quedam Centre and Yeo Leisure Park being within walking distance.

TENURE

The freehold interest in the property is available for sale.

VAT is not applicable on the sale.

SERVICES

Mains Water, Drainage, Electricity & Gas. There is gas-fired central heating for the whole building. Each bedroom has a separate electricity card meter.

Local Authority
South Somerset District Council

Rateable Value
RV of £7,200. The shop would qualify for 100% small business rate relief for eligible applicants. The flat has been placed in Band A for Council Tax purposes.

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

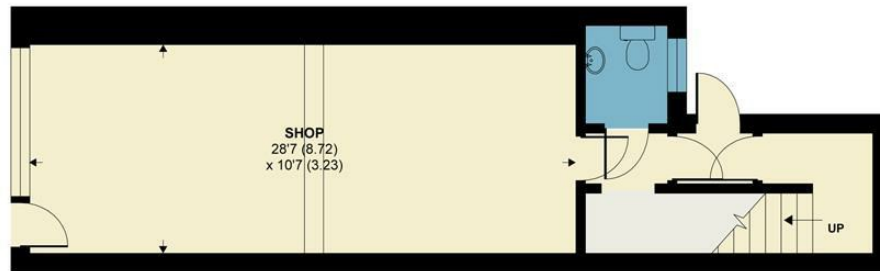
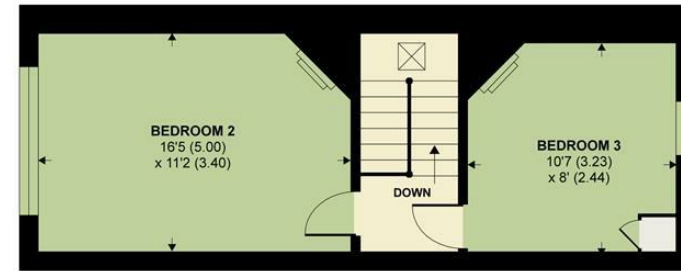
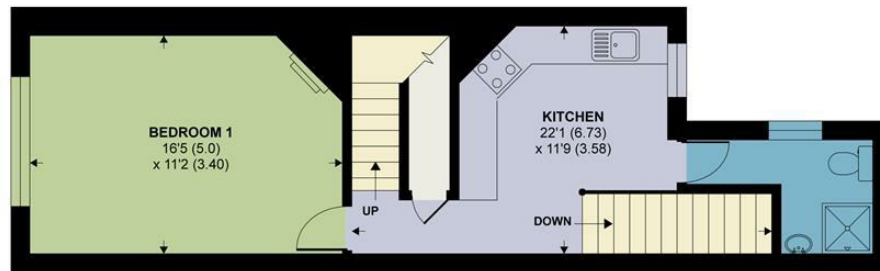
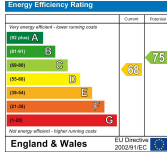
Energy Performance Certificate
D



Middle Street, Yeovil, BA20

Approximate Area = 1282 sq ft / 119.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Symonds & Sampson. REF: 750491

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