On the Instruction of Barclays Bank Plc LEASEHOLD AVAILABLE

Barclays Bank, Fore Street/Market Place, Castle Cary, BA7 7BQ



Location

Castle Cary is located in Somerset and is approximately 34 miles south of Bristol and 17 miles north of Yeovil. The property is located on the corner of Woodcock Street, Market Place and Fore Street. Surrounding occupiers within the immediate local vicinity include: Co-op Food, Save The Children, and the Somerset Wine Company.

Description

The property is a three-storey building of stone construction set beneath a pitched roof. Internally, there is a banking hall on the ground floor with an ancillary office and strong room. The first floor is used for office and storage accommodation, the second floor is currently utilised as storage space. There is one car parking space leased from the bank at a rent of £1 per annum. The property comprises of the following approximate floor areas:

Accommodation

Ground Floor	104 sq m	1,119 sq ft
First Floor	82 sq m	882 sq ft
Second	83 sq m	888 sq ft
Total	269 sq m	2,894sq ft

Price

An assignment of an existing effectively Fully Repairing and Insuring lease expiring 17th October 2021 at a passing rent of **£21,900** per annum (excluding VAT). Legal Costs

Each party to bear their own legal costs.

Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is £17,500. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

EPC available on request.

Key Features

- Leasehold Available
- Return Frontage
- Prominent Position

Viewing

By appointment via this office:

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CBRE Limited

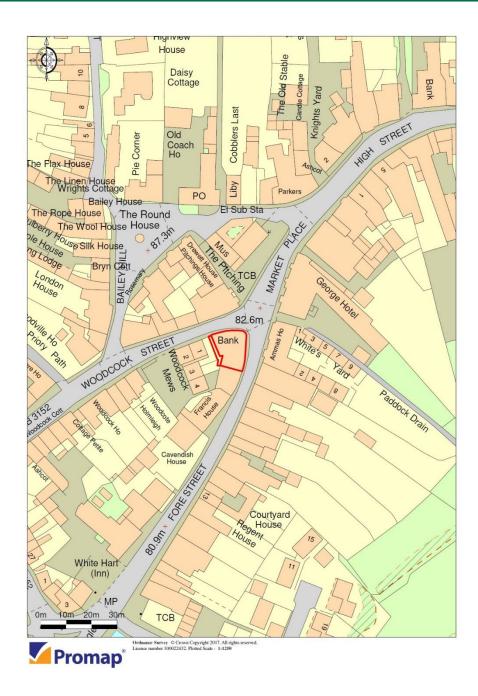
Floors 13 & 14 Clifton Heights, Triangle West Clifton Bristol BS8 1EJ

www.cbre.co.uk/retail Date of Issue 11 October 2017



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Not to scale.

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