

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

Key Features

- Leasehold Available
- Return Frontage
- Prominent Position

Viewing

By appointment via this office:

Andrew Jackson

t: +44 117 9435 855
m: +44 7887952215
e: andrew.jackson3@cbre.com

Jason Herbert

t: +44 117 9435 852
m: +44 790 999 6154
e: jason.herbert@cbre.com

CBRE Limited

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

www.cbre.co.uk/retail

Date of Issue 11 October 2017

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.

On the Instruction of Barclays Bank Plc

LEASEHOLD AVAILABLE

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



Ordnance Survey © Crown Copyright 2017. All rights reserved.
Licence number 100022432. Plotted Scale - 1:1250

Not to scale.

Pro Map Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 1000191

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

CBRE