



TO LET

PROMINENT TOWN
CENTRE UNIT SUITABLE
FOR RETAIL, LEISURE
AND FOOD.

AVAILABLE AS A WHOLE
OR IN PART.

43,645 sq ft
(4.054.8 sqm)

*approx. GIA



PRIME TOWN CENTRE STORE

23-25 HIGH STREET | YEOVIL | SOMERSET | BA20 1RU



RETAIL

LOCATION

Yeovil is an established market town located close to the southern boundary of the County of Somerset. It is approximately 28 miles east of Taunton, 40 miles south of Bristol and 130 miles south west of Central London.

The subject property is prominently located on the High Street, towards the western end but within the town centre and within a short walk of the Quadam Shopping Centre and Yeovil's various licensed and leisure amenities.

The premises are prominently situated in the very centre of Yeovil Town, on the pedestrianised section of High Street, immediately adjacent Natwest and the Town Clock.

DESCRIPTION

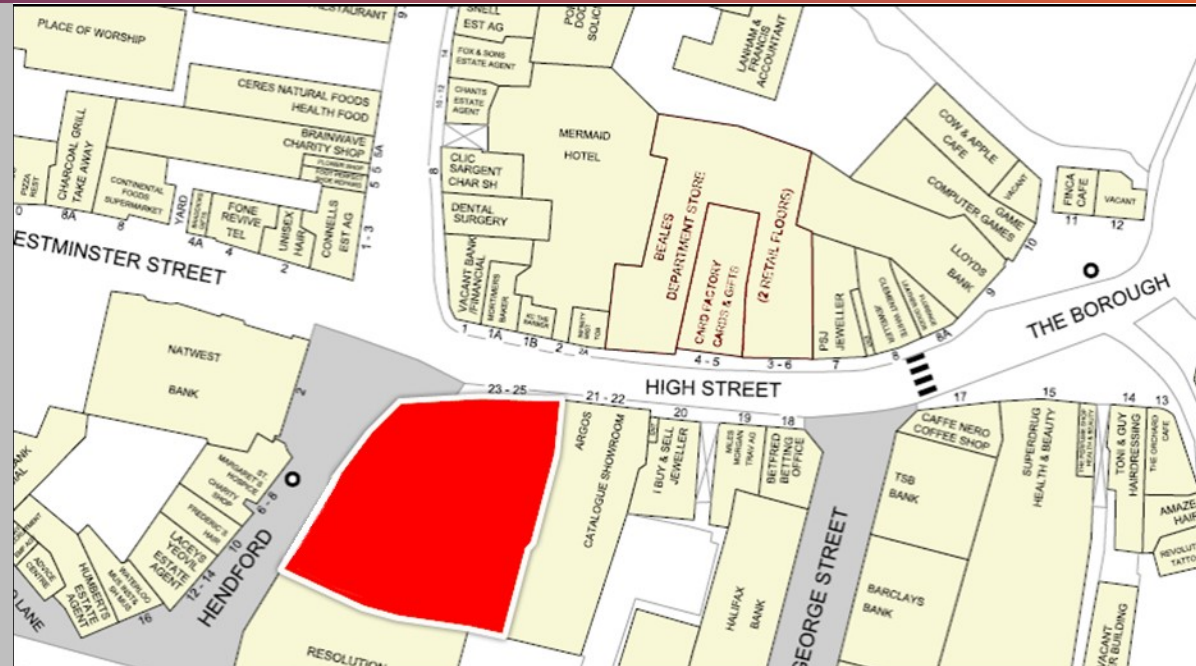
The premises comprise ground floor sales with further sales at lower ground and first floor. Storage and staff welfare is present at second and third floors.

ACCOMADATION

The premises comprise of the following approximate floor areas:

FLOOR	USE	SQ FT	SQ M
Lower Ground	Sales	3,780	351.2
Ground	Sales	11,285	1,048.4
First	Sales	11,580	1,075.8
Second	Sales / Café / Welfare	11,400	1,059.1
Third	Staff / Storage	5,600	520.3
TOTAL GIA		43,645	4,054.8

The above areas are approximate, and we have cannot guarantee their accuracy, interested parties should take their own measurements to confirm.





TENURE

The property is available, either in whole or parts, by way of a new lease for a term of years to be agreed.

A package of incentives is available subject to tenant trading strength and terms.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (75).

A copy of the Energy Performance Certificate can be made available upon request.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

R.V **£212,000**
(2017 Assessment)

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

RENT

Annual rent on part or whole to be agreed.

PLANNING

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment with the Sole Retained Agents:

Creative Retail
Matthew Pegg:
matt@creative-retail.co.uk

**TRANSACTIONS ARE STATED EXCLUSIVE
OF VAT
SUBJECT TO CONTRACT**



CREATIVE RETAIL PROPERTY CONSULTANTS for themselves and for the vendors and lessors of the property give notice that:

- I. these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- II. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Creative Retail Property Consultants Ltd or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- III. No person, either principal or employee, at Creative Retail Property Consultants Ltd has any authority to make or give any representation or warranty in relation to this property.
- IV. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.