



7 High Street, Yeovil, BA20 1RE

Retail/Residential Investment For Sale

Summary

Tenure	For Sale
Available Size	2,829 sq ft / 262.82 sq m
Business Rates	Ground - £22,500, 1st - £7,300 and 2nd - Band A
EPC Rating	D

Key Points

- Prime town centre investment
- Self contained upper parts
- First floor retail/hairdresser
- Central within the regeneration scheme
- Fully let to 2 occupier with the 2nd floor flat vacant
- Second floor modernised flat
- Close to M&S and Varolo Lounge
- Passing rent £34,200 pa

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Summary

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Business Rates	Ground - £22,500, 1st - £7,300 and 2nd - Band A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

Description

The property occupies a prime trading location on the mainly pedestrianized High Street within a parade that includes Lloyds Bank and the Card Factory. Being opposite Superdrug and Barolo Lounge.

Affording good quality space being well configured. The shop is double fronted and upper parts self contained with a shared side access.

The ground floor is occupied by a phone shop. The first floor is occupied by a hair dresser. The top floor is a modernized flat let on an AST.

Full tenancy details on application.

Location

Positioned as a key economic hub within South Somerset, Yeovil presents a compelling opportunity for commercial property investors and occupiers alike. With a strong industrial core, excellent connectivity, and targeted regeneration efforts, the town offers long-term potential for both capital growth and rental income.

Yeovil is renowned for its long-standing aerospace and engineering sectors, anchored by major employer Leonardo Helicopters — a global leader in defence and aviation. The town is well placed to benefit from the recent Govt defence review with occupiers including BAE and Honeywell.

South Somerset District Council's £25 million Yeovil Refresh regeneration scheme is actively transforming the town centre.

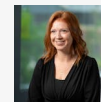
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,198	111.30	Available
1st	738	68.56	Available
2nd	893	82.96	Available
Total	2,829	262.82	

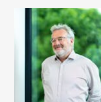


Viewing & Further Information



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