

Camborne Street, Yeovil, BA21 5DF

Attractive Ground Floor Freehold Retail Investment for Sale

Asking Price £120,000 Freehold



1 Camborne Street, Yeovil, BA21 5DF

Strictly by appointment through Symonds & Sampson
Yeovil Office on 01935 382902

The Property

A ground-floor retail unit let to a successful hairdressing salon 'Inspire' located on Camborne Road in Yeovil.

The property benefits from fully glazed windows exposing the shop to ongoing pedestrians and traffic and is presented in an open-plan layout.

The property comprises the following internal area:

| Description | Area Sq m | Area Sq Ft |
|---------------------|-----------|------------|
| Frontage | 3.66 | 39.36 |
| Main Sales Area | 19.79 | 213.06 |
| Rear Treatment Room | 15.73 | 169.37 |

The measurements were taken following RICS guidance and are approximate.

Situation

Yeovil is one of the principal commercial locations within South Somerset with a population of 45,000 people (2011 Census). The property is located on the junction of Camborne Road and Lyde Road with nearby retailers included Lidl and subsequently, the Pen Mill Trading Estate. The property is immediately surrounded by residential accommodation.

Tenure

The freehold interest in the property is available for sale subject to the lease between the current landlord and 'Inspire Salon'. The passing rent is £12,480.00 per annum with one year remaining on the term.

VAT

VAT is not applicable on the sale

Services

Mains Water, Gas, Drainage

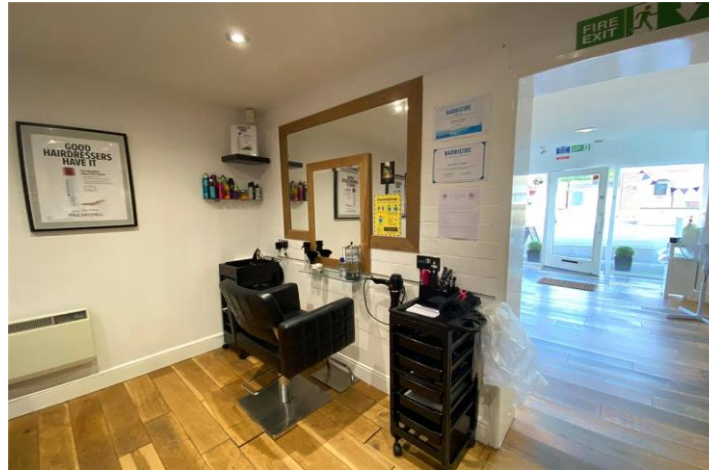
Local Authority

South Somerset District Council

Rateable Value:

Rateable value of £4,000.00 per annum may be subject to small business rates relief.

Please check <https://www.gov.uk/apply-for-business-rate-relief> for further information.



Directions

Take the A30 Sherborne Road out of Yeovil and when you reach the traffic lights before the Pen Mill Hotel turn left onto Lyde Road. Camborne Street is located on the right hand side on the corner of Camborne Street and also fronting Lyde Road.

Viewing

By appointment - Contact Charlie Snow at Symonds and Sampson on 01935 382902

SHE/24/08/2020

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