



1 Market Street Yeovil, Somerset, BA20 1HR

Office To Let - £24,000 per annum (£2,000 pcm)

Flexible and convenient town centre office accommodation.

**Symonds
& Sampson**

ESTABLISHED 1858

1 Market Street, Yeovil, Somerset, BA20 1HR

- Attractive office premises
- Onsite parking
- Convenient town centre location
- Flexible accommodation

Viewing - Strictly by appointment.
Yeovil Commercial office on 01935 382902

The Property

1 Market Street comprises an attractive Grade II listed three storey office building with flexible accommodation that may be suitable for a variety of business occupiers.

The property is located to the edge of Yeovil town centre, close to the Quedam Shopping Centre and Marks & Spencer's department store. Nearby occupiers include a number of established professional services firms and a retail/trading premises.

The ground floor accommodation is accessed via a large entrance lobby of Market Street and features a number of office rooms of various sizes, with a further range of offices/meeting rooms located on the first floor.

Each floor also contains kitchen & WC facilities and there is a second floor with stairwell, access that provides useful storage space.

Externally, the property benefits from private off-road parking to the side of the building for approximately 5-6 no. cars.

There are also numerous car parks serving Yeovil town centre located within a short walking distance to the property.

The internal floor area measures 2,820 sq. ft (262 sq. m)

Situation

Convenient central location within Yeovil town centre benefiting from excellent access to the A30, A37 and A303 Exeter to London link road. Mainline rail services are available from Yeovil.

Quoting Rent

£24,000 per annum (£2,000 pcm) exclusive.

Local Authority

South Somerset District Council 01935 462462.

Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: - www.leasingbusinesspremises.co.uk

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Legal Costs

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

Lease Details

A new full repairing and insuring lease is to be negotiated on application commencing from the 15 October 2021 at the earliest.

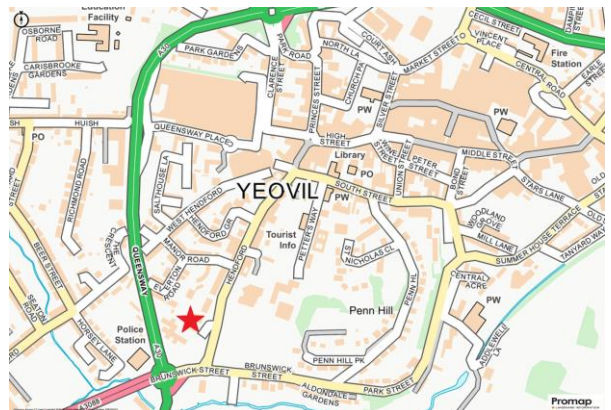
Energy Performance Certificate

Assessed in band D

Utilities

Mains Electricity, water and drainage

GDR/04/03/2021



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