

SUBSTANTIAL REPOSITIONING OPPORTUNITIES IN YEOVIL TOWN CENTRE

FREEHOLD FOR SALE

On behalf of
the Joint Administrators
of **BEALES LIMITED**



08449 02 03 04
avisonyoung.co.uk/15564

FORMER **BEALES DEPARTMENT STORE**

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

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YOUNG**

EXECUTIVE SUMMARY

- The property is **prominently situated** in Yeovil Town Centre
- Offers an exciting **repositioning opportunity**
- Comprising approximately **4,054 sq m (43,645 sq ft) GIA** of retail and ancillary accommodation
- **Freehold**
- **Grade II Listed**
- Available with **vacant possession**
- **Offers are invited**

Please be advised that we are also selling the former Beales Departments Store at 4-6 High Street.



LOCATION AND COMMUNICATIONS

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 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 licenced and leisure amenities.

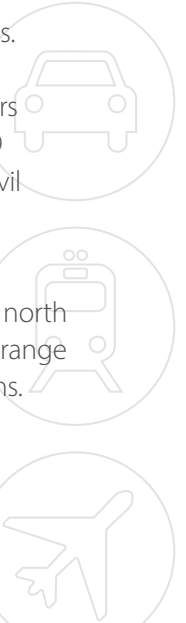
COMMUNICATIONS

The A37 provides direct links to Bristol and onwards to the M4 and M5 motorways.

The A303 lies approximately 7 miles to the north of the town and provides direct links to the M5 and M3.

Yeovil benefits from two railway stations. Yeovil Junction provides direct trains in London Waterloo in approximately 2 hours 20 minutes, along with Weymouth in 49 minutes and Exeter in 54 minutes. Yeovil Pen Mill provides direct links to Bristol Temple Meads in 1 hour 30 minutes.

Bristol Airport is located 42 miles to the north of Yeovil and provides access to a large range of European and Worldwide destinations.



DESCRIPTION

Dating back to the late 1800's, the property comprises a town centre department store with large frontage onto the High Street and a rear frontage onto Hendford. The property is of typical traditional construction with brick elevations under a mansard roof.

The property is arranged over lower ground, ground and three upper floors and benefits from a loading area to the rear via South Street along with parking.

Retail sales extend across the lower ground, ground, first and second floors with ancillary storage and staff accommodation including offices at third floor.

The property is of basic specification incorporating carpets, suspended ceilings with recessed lighting and heating and cooling cassettes.

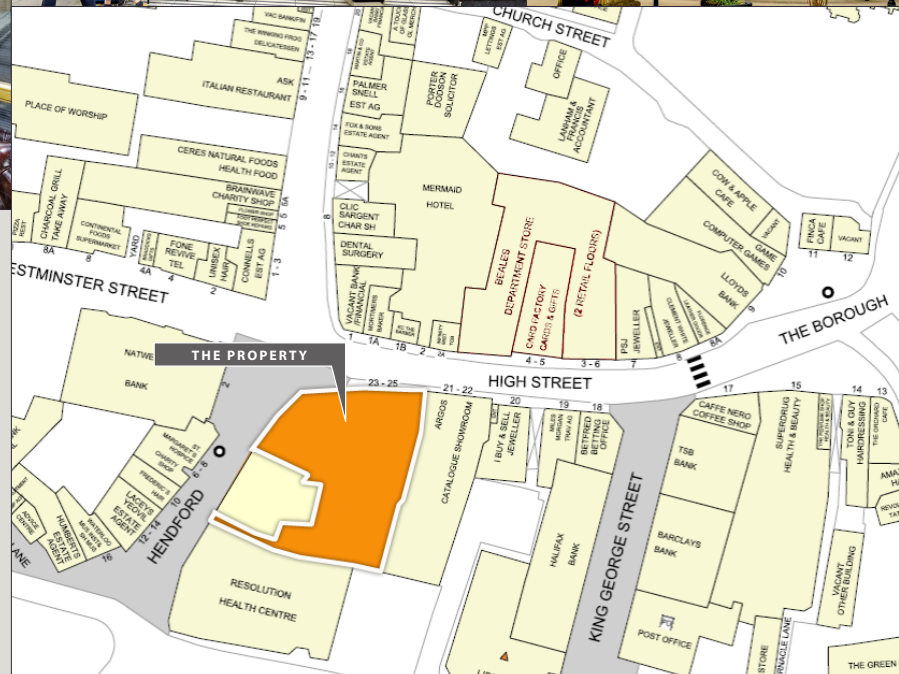
The property is available with vacant possession.

We understand that 23–25 High Street is Grade II Listed and the property is situated within the Yeovil Town Centre Conservation Area.

RETAILERS

These include: M&S, Topshop/Topman, H&M, Primark, River Island, JD Sports, Boots, WHSmith, Café Nero and Superdrug.





ACCOMMODATION AND SITE AREA

ACCOMMODATION

We have been provided with the following areas on a non-reliance basis. Interested parties to carry out their own measurements.

FLOOR	USE	SQ FT	SQ M
Third	Staff/Ancillary	5,600	520.3
Second	Sales/Restaurant/ Customer services	11,400	1,059.1
First	Sales	11,580	1,075.8
Ground	Sales	11,285	1,048.4
Lower Ground	Sales & Storage	3,780	351.2
Total Gross Internal Area		43,645	4,054.8

SITE AREA

23–25 High Street is irregular in shape and is bounded by High Street to the north, 21–22 High Street to the east, Becket House to the south and Hendford to the west. By reference to the Title Plan, we calculate that the property has an area of 0.30 acres (0.12 hectares).

TENURE

Freehold.

TENANCIES

Sold with vacant possession

FURTHER INFORMATION

RATES

A rates splitting exercise is required however we understand the Rateable Value will be in the order of £121,000.

FUTURE REPOSITIONING OPPORTUNITIES

The property offers an incoming purchaser with a rare opportunity to either redevelop or convert the existing assets into a range of alternative uses such as reconfigured retail, offices, residential, co-living, hotel, licenced and leisure, subject to the usual planning consents and in accordance with listing and conservation area legislation where applicable.

EPC

A copy of the EPC rating and the recommendation is available within our dataroom.

VAT

We are advised that the property is elected for VAT.

PROPOSAL

Offers are invited
for the freehold interest.

DATAROOM

Further information available here:



CONTACT

For further information please contact the sole agents.

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PROPERTY REF

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William James Wright and Stephen John Absolom were appointed as Joint Administrators of Beale Limited and J E Beale Public Limited Company on 20 January 2020 (together the 'Companies'). The affairs, business and property of the Companies are being managed by the Joint Administrators. The Joint Administrators act as agents for the Companies and contract without personal liability. William James Wright and Stephen John Absolom are authorised to act as insolvency practitioners by the Institute of Chartered Accountants in England and Wales.

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