

# On Behalf of Barclays Bank Plc

## RETAIL UNIT TO LET

### 3 Market Street, Crewkerne, Somerset TA18 7JN



#### Key Features

- Prominent Building
- Public Parking to the Rear
- Rear Access

#### Viewing

By appointment via this office:

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#### Location

Crewkerne is a small market town in Somerset, situated approximately 10 miles South West of Yeovil, 20 miles South East of Taunton and 22 miles North of Dorchester. The town is within easy reach of the A303 trunk road linking London to the South West, and has a resident population of approximately 8,000. The property is situated in the centre of Crewkerne in a prominent retail pitch. Occupiers in the vicinity include **Lloyds Bank**, **NatWest Bank**, **M&Co** and **Fox & Sons Estate Agents**.

#### Description

The premises comprise a double-fronted ground floor banking hall with ancillary offices and a strong room to the rear. The first floor comprises of a large office, staff room, toilets and storage space. The premises front the main A30 on a busy corner location. There is a large Pay and Display surface car park to the rear.

#### Accommodation

The property comprises of the following approximate floor areas:

Ground Floor	134.43 sq m	1,447 sq ft
First Floor	138.33 sq m	1,489 sq ft
<b>Total</b>	<b>272.76 sq m</b>	<b>2,936 sq ft</b>

#### Tenure

The premises are held on a lease expiring 13<sup>th</sup> June 2026. There is a tenant only break option dated 14<sup>th</sup> June 2021.

#### Rent

The current passing rent is **£25,100** per annum.

The next rent review is dated 25<sup>th</sup> March 2023.

#### Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is **£24,000**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The Uniform Business Rate (UBR) for England for the year 2018/2019 is 49.3p per pound rateable value.

#### EPC

EPC available on request.

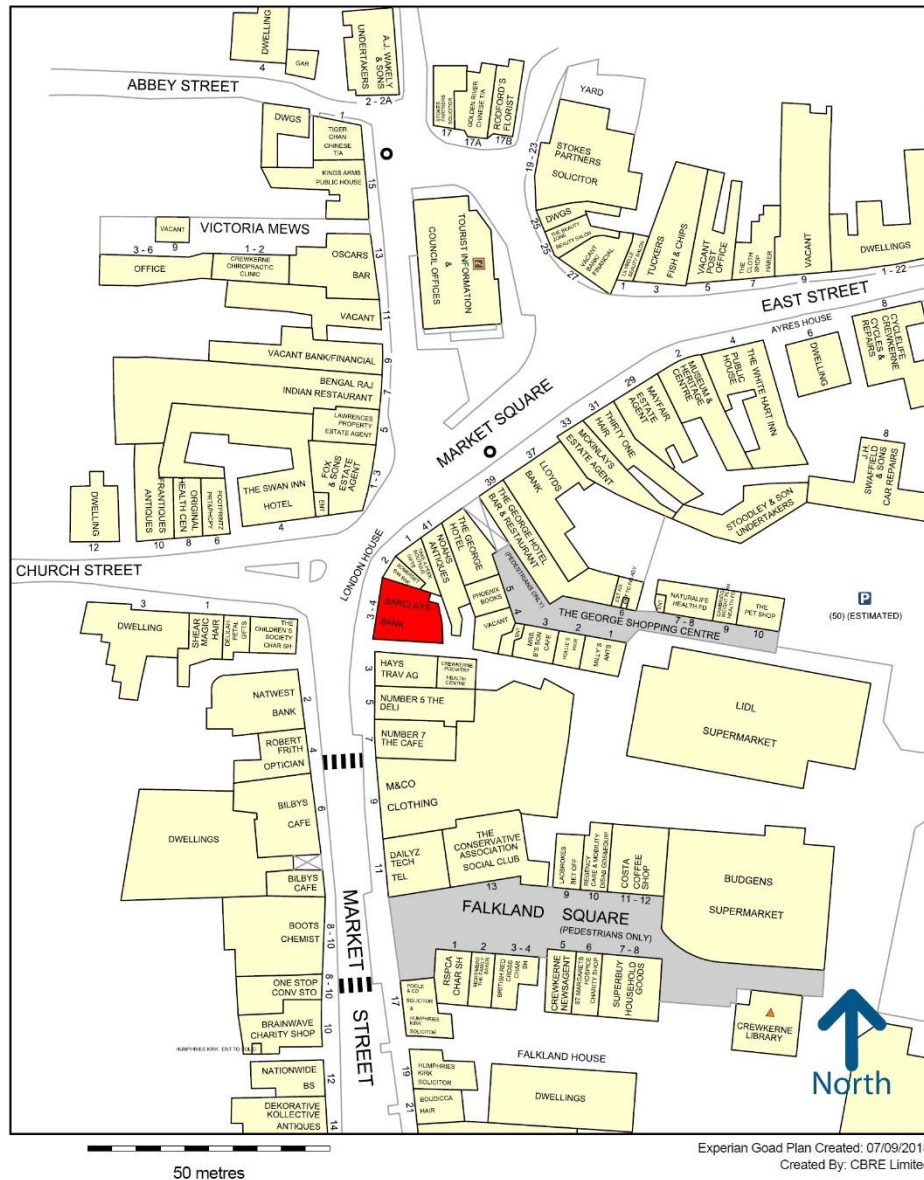
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Crewkerne



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