

# SHOP TO LET

Subject to Vacant Possession

## Yeovil

6 Middle Street



### Location

Yeovil is a bustling Somerset market town with an extensive catchment of 390,000 and a significantly below-average rate of unemployment.

The premises are well-located on prime Middle Street, close to its junction with High Street.

The premises were recently refurbished to a white box condition and benefit from a prominent retail frontage, immediately opposite **Marks & Spencer** and close to **Costa**, **Greggs** and **WH Smith**.

### The premises provide the following approximate net internal floor areas:

Ground Floor	143.2 sq m	1,542 sq ft
Basement Ancillary	71.7 sq m	772 sq ft

Rent **£38,500 pax**

### SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

[savills.co.uk](http://savills.co.uk)

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**Planning:** The premises benefit from Class A1 planning consent

## Rates

Rateable Value	£37,750
UBR 2018/2019	50.4 p/£
Rates Payable	£19,026

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Tenure

The premises are available by way of a new effectively FRI lease on terms to be agreed.

## EPC

Available upon request.

## Viewing & Further Information:

Strictly by prior arrangement only with:

## CONTACT

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