

To let

61 Middle Street Yeovil

For further information
please contact:

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Description

The premises are situated in the pedestrianised lower section of Middle Street adjacent to The Entertainer, close to Peacocks, Bon Marche, Poundland and one of the principal entrances to the Quedam Centre.

Accommodation

The premises are arranged on ground floor with a self-contained three bedroom maisonette above comprising the following approximate dimensions and net internal floor areas:

Gross Frontage	5.17 m	17'00'' ft
Internal Width	4.78 m	15'08'' ft
Shop Depth	18.98 m	62'03'' ft
Ground Floor floor	93.00 sq m	1,005 sq ft

There is a rear garage and a three bed self contained maisonette above.

Lease

The premises are held on a full repairing and insuring lease to expire 27 October 2018 at a current rent of £27,800 per annum.

They are available by way of an assignment or under lease.

Rent

£27,800 per annum exclusive.

Business rates

We understand that the property is assessed as follows:

Rateable value: £26,500

UBR: £49.7 (2016/17)

Proposed 2017 Rateable Value: £18,500

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

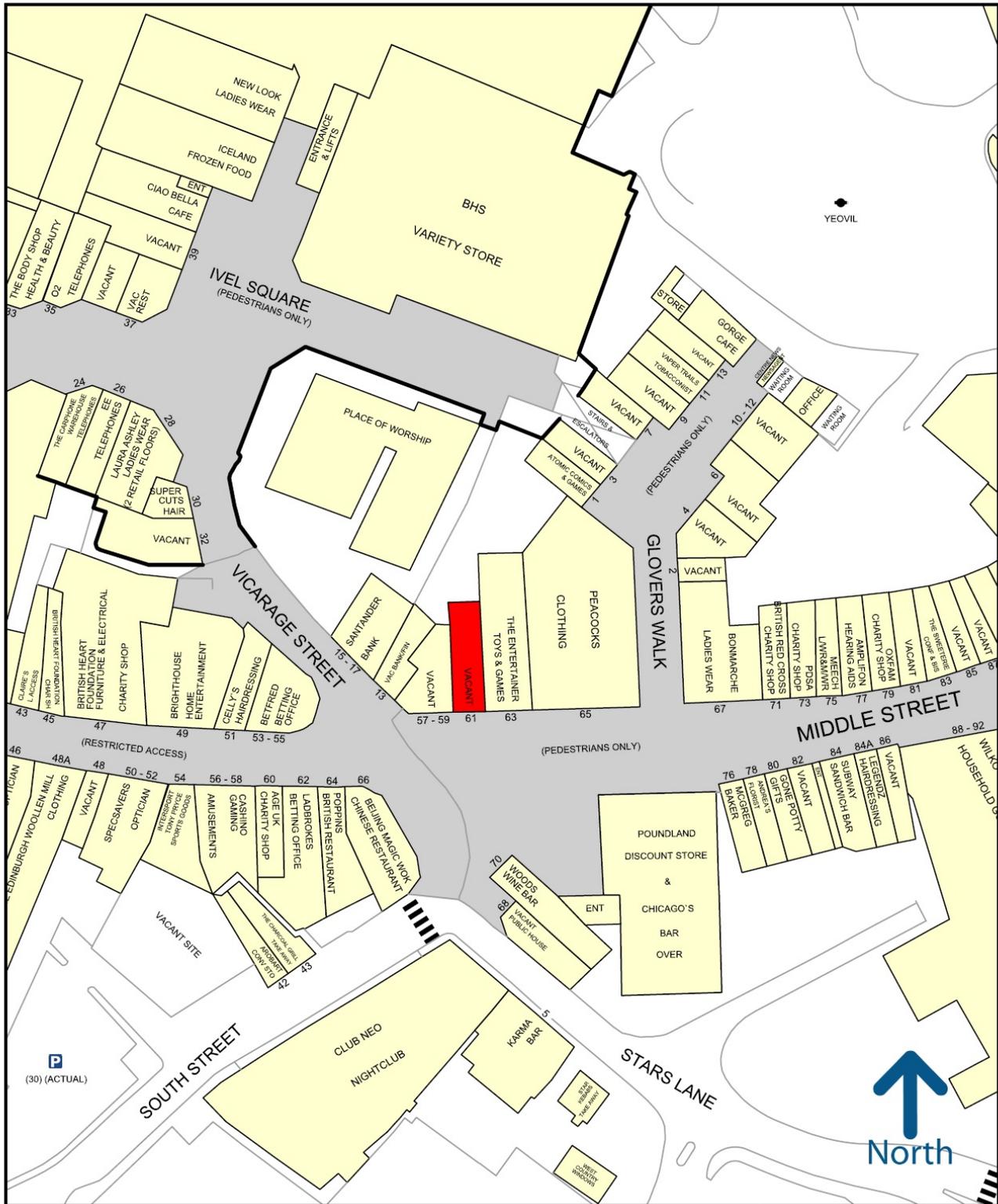
EPC

The Energy Performance Asset Rating is C71.

VAT

VAT if applicable will be charged at the standard rate.

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Experian Goad Plan Created: 09/02/2017
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