

To Let

21—22 High Street, Yeovil,
BA20 1RF



08449 02 03 04
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Location

Yeovil is situated in south Somerset with a catchment population of approximately 45,000 people. Multiple retailers in the town include **Marks and Spencer, WHSmith, Primark, H&M** and **Dunelm**. The property is predominately located on the High Street close to **Superdrug, Caffe Nero, Card Factory** and **Lloyds** and both **Natwest Banks**.

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	539.12	5,803
First	201.23	2,166
Total	740.35	7,969

Passing Rent

£ 81,000 pax

Lease Terms

Available by way of a new lease for a term to be agreed subject to rent reviews at 5 year intervals. Alternatively an assignment of the existing lease due to expire on 21/12/2065 is available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £67,500

There is currently a rates holiday for qualifying retail uses until April 2021. Interested parties should carry out their own investigations.

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal costs

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

VAT

VAT if applicable will be charged at the standard rate.

For further information please contact:

Chris Wright

+44 (0)117 988 5254
+44 (0)7974 359210
chris.wright@avisonyoung.com

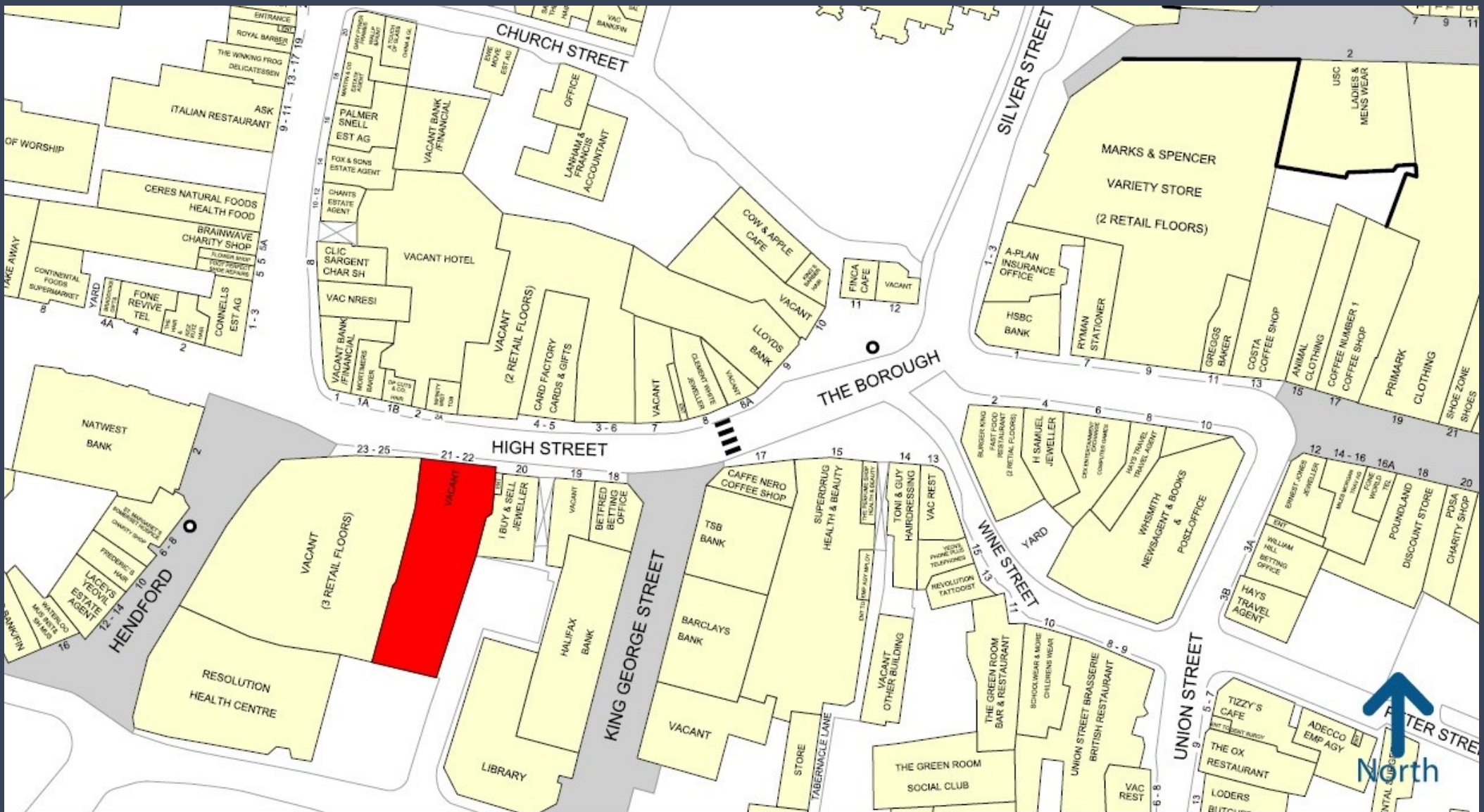
Lewis Sinclair

+44 (0)20 7911 2913
+44 (0)7908 227966
lewis.sinclair@avisonyoung.com

Subject to contract



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Visit us online
avisonyoung.co.uk

St Catherines Court, Berkeley Place, Bristol BS8 1BQ

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