

gth



Town Centre Retail Unit

**TO LET**

7a Westminster Street, Yeovil

Somerset, BA20 1AF

- Town centre lock up shop
- Busy location between Tesco and Nat West
- High standard internal fit out
- 435 Sq Ft (40.41 Sq M)

New lease, flexible terms - £12,000 per annum, exclusive

## Location

The property is centrally located within Yeovil town centre. Westminster Street is a popular pedestrian link between Tesco and the other town centre shops. Other occupiers in close proximity include Nat West and Tamburino Café.

## Description

A town centre lock up shop of 435 sq ft located on busy street between Tesco and Nat West.

## Floor Areas

Internal Width	13'0"	3.96m
Internal Depth	34'0"	10.36m
Retail Area	400 sq ft	37.2 sq m
Office	35 sq ft	3.3 sq m
<b>Total</b>	<b>435 sq ft</b>	<b>40.41 sq m</b>

## Lease

A new effectively full repairing and insuring lease, terms to be negotiated.

## Rent

£12,000 per annum, exclusive.

## Business Rates

We determined from the Valuation Office Agency website that the Rateable Value is £8,000 (2015 listing).

## Legal Costs

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

## Service Charge

A service charge is payable for buildings insurance, communal maintenance and cleaning. Further details on request.

## Energy Performance Certificate

The EPC rating for the property is D (76).

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offers receive will be assumed to be net of VAT unless stated otherwise.

## Note

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyance before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Fixtures & Fittings

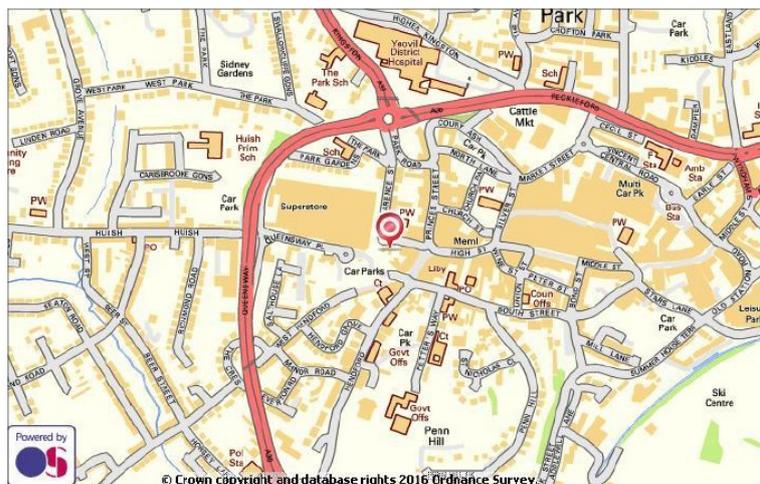
All fixtures and fittings are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the owners nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations.

## Viewing

Strictly by appointment with the agents:-

Tim Wright of Greenslade Taylor Hunt  
22 Princes Street, Yeovil, Somerset, BA20 1EQ  
T: 01935 423474 E: [tim.wright@gth.net](mailto:tim.wright@gth.net)

David Foot of Chesters Harcourt  
T: 01935 415454 E: [info@chestersharcourt.com](mailto:info@chestersharcourt.com)



## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.