

# 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
<b>Total</b>	<b>740.35</b>	<b>7,969</b>

## 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 30th June 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.

**The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.**

<https://sainsburysproperties.co.uk/>

**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

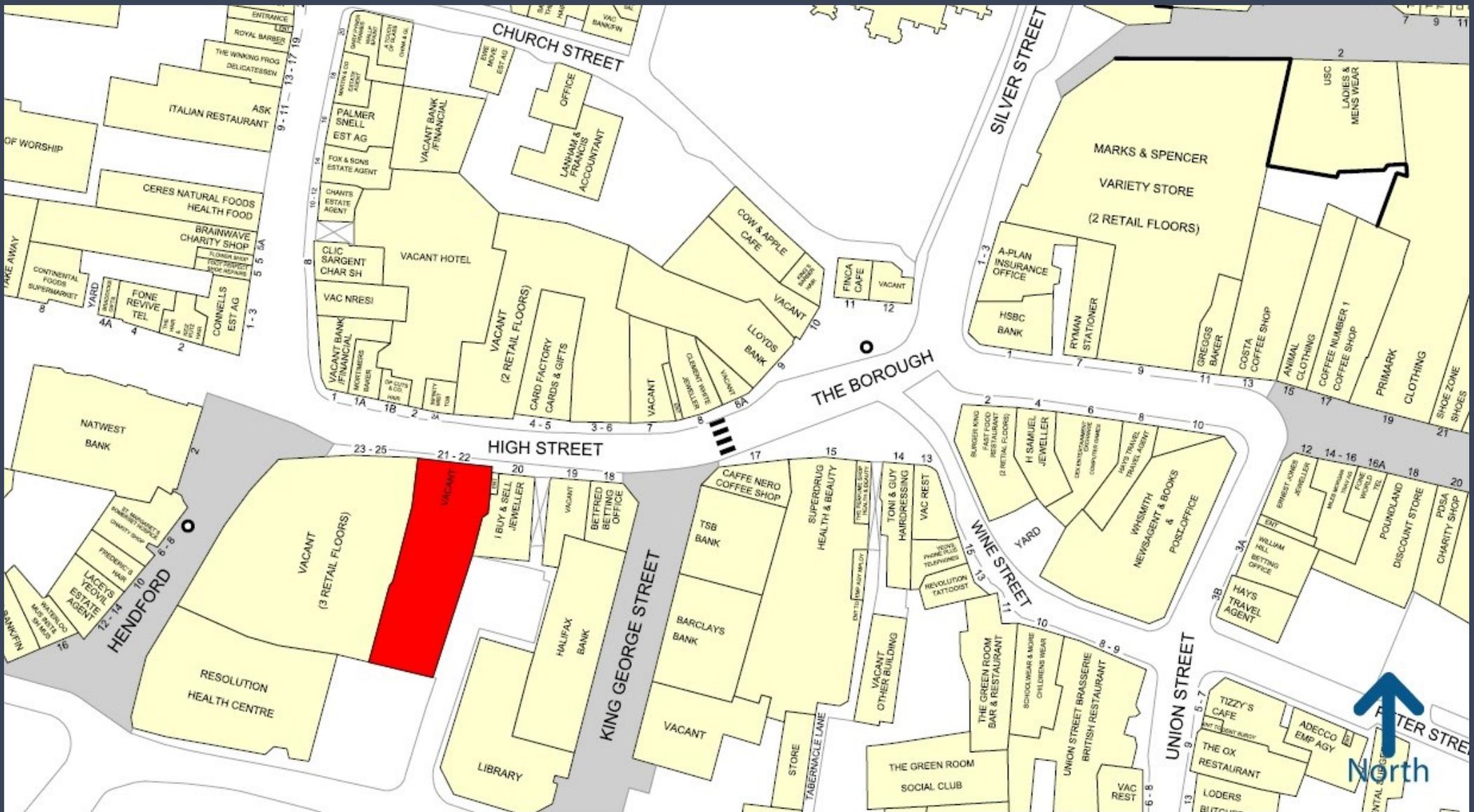
+44 (0)7908 227966

lewis.sinclair@avisonyoung.com

Subject to contract



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St Catherines Court, Berkeley Place, Bristol BS8 1BQ

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