



For Sale

OIRO £750,000

15- 17 Middle Street, Yeovil, Somerset BA20 1LF

3,436 Sq Ft
(319.20 Sq M)

Summary

- Prime retail investment for sale
- Good size open plan sales area
- Storage and staff facilities
- Situated within the main shopping street within the town
- Other occupiers include Vision Express, Primark, Costa and Timpson
- We are instructed to seek offers in the region of £750,000 reflecting a NIY of 7.67% assuming 5.40% purchasers costs
- Total size 3,436 sq ft (319.20 sq m)

Location:

The property is located in Yeovil Somerset near the boarder with Dorset. It has a population of 49,698 as of the 2021 census. The town is known for its contributions to the aircraft and defence industries and these remain major employers today.

The town benefits from several open spaces including Yeovil Country Park which features Ninesprings, a popular area for walking and outdoor activities.

The property is situated in a prime position on Middle Street which is Yeovil's main shopping street in the town. In recent years the street has undergone several improvements to enhance the shopping experience, including widened footways, raised seating planters and improved street lighting.

Other occupiers on the street include Vision Express, Primark, Costa and Timpson along with a number of local and regional occupiers on the street.

Description:

The property consists of two prime retail units currently let to Weldmar Hospice Limited (no 15) and Coffee One (no 17).

Both properties benefit from a good size open plan sales area with storage and staff facilities to the rear. No 17 has a small yard to the rear currently utilized for storage.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

Number 15	sq m	sq ft
Ground floor sales	118.63	1,277
Number 17	sq m	sq ft
Ground floor sales	200.54	2,159
Total	319.20	3,436

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Terms:

The freehold of the property is available subject to the existing tenancies.

The vendor intends to sell the upper parts separately.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

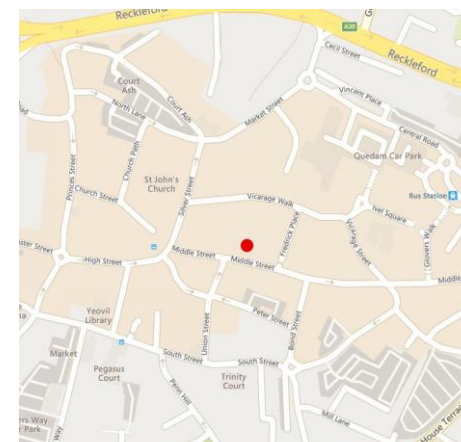
The property has not been elected for VAT and therefore VAT will not be charged on the price.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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Tenancy Schedule:

Demise	Tenant	Covenant	Area sq ft	Lease commencement date	Repair	Lease end date	Rent Review	Passing Rent	ITZA
15	Weldmar Hospice Limited (02520727)	100 very low risk 08/11/2024	1,277	18 November 2022	FRI	17 November 2032	18 November 2027 Tenants only break	£19,000 pa until 17 Nov 2025/ £20,000 pa until 17 Nov 2026/ £21,000 pa thereafter/ £20,000 pa average rent	£36.44 ZA
17	Coffee #1 Ltd (04027169)	84 Low risk 08/11/2024	2,159	6 February 2013	FRI	5 February 2033	5 yearly (next RR 6 Feb 2028)	£40,000 pa	£39.10 ZA
			3,436					£60,625 pa average rent)	

