



## 11-12 High Street, Yeovil BA20 1RG

### TO LET

Area: 764.00 sq ft (70.98 sq m) | Rent: £8,000 PA |

#### LOCATION:

The property is located within a prime location on the High Street overlooking The Borough. The offices are above two ground floor retail units which are currently occupied. Other occupiers in close proximity include Superdrug, Lloyds and HSBC. Car parking is available close by at a number of public car parks which serve the town centre.

#### KEY FEATURES:

- Open plan office available on a new lease
- Rent £8,000 pa
- Total area 764 sq. ft.

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### DESCRIPTION:

The property comprises two upper floor office suites, with the first floor suite currently available to lease. The second floor is occupied by a recruitment company. The premises provide an open plan commercial unit and is ideally suited to a variety of uses. The two office suites share a side entrance accessed from the square outside St Johns Church. WC facilities are located on the first floor and shared with Finca.

### FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Floor Area	764.00	70.98
<b>TOTAL</b>	<b>764.00 sq ft</b>	<b>70.98 sq m</b>

### TENURE:

Leasehold on terms to be agreed.

**EPC:** D 95

**VAT:** VAT is not chargeable on the rent.

**LEGAL COSTS:** The ingoing tenant will be responsible for their own legal costs. The ingoing tenant will be expected to provide a satisfactory bank reference.

**RATES:** (2017 Valuation) Description Office and premises Rateable Value £7,800 The property benefits from small business relief for any qualifying tenant, and as such business rates are likely to be zero for the current financial period.

### CONTACT:



**Chesters Harcourt**  
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