



41 Forest Hill, Yeovil BA20 2PH

TO LET

Area: 1,334.00 sq ft (123.93 sq m) | Rent: £10,000 PA |

LOCATION:

Yeovil is located on the south eastern boundary of Somerset, adjacent to the Dorset border, allowing for good transport links with the A303 as well as the A30 and A37 that run through the town. There are two mainline railway stations with direct routes to London. The principal town centre consists of retailers ranging from department stores such as M&S to high street retailers Argos, Primark and Dunelm, with a market taking place twice a week. In addition, the town is home to international aerospace leaders, Leonardo Helicopters and Yeovil District Hospital. The town also provides a wide range of entertainment and leisure activities for its 46,000 residents with a cinema, theatre, bowling alley and the largest country park in south Somerset, Ninesprings.

The property is located in a neighbourhood shopping precinct on Forest Hill which runs between Lysander Road and West Coker Road in Yeovil. It is close to the Leonardo main gate. Other retailers include a Chinese Takeaway, convenience store and a hairdressers

KEY FEATURES:

- Lock up shop with store
- Extensive parking and storage
- A rent free period is offered
- Popular neighbourhood shopping parade
- Close to Leonardo Helicopter main gate

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DESCRIPTION:

The property comprises a lock up shop. At the rear of the property is a store with garage door.

FLOOR AREA:

| FLOOR | AREA sq ft | AREA sq m |
|--------------|-----------------------|--------------------|
| Ground Floor | 626.00 | 58.16 |
| Basement | 708.00 | 65.78 |
| TOTAL | 1,334.00 sq ft | 123.93 sq m |

TENURE:

Leasehold. A rent free period is offered

EPC:

VAT:

VAT payable on the rent

LEGAL COSTS:

Each party to be responsible for their own legal costs.

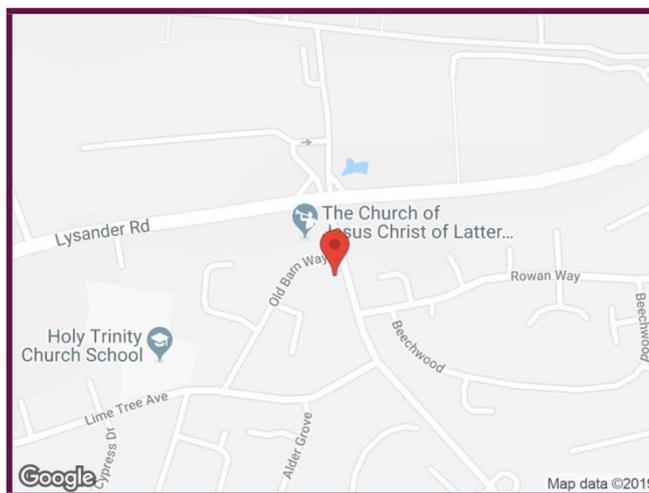
RATES:

Rateable Value £8,500
If you qualify for small business rate relief there will be no business rates payable.

CONTACT:

Chesters Harcourt

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