



19 High Street, Yeovil BA20 1RF

TO LET

Area: 1,276.00 sq ft (118.54 sq m) | Rent: £30,000 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. Yeovil is a major regional centre with a resident population of approx. 41,000 serving a further catchment population of around 120,000 within a 20 mile radius.

The property is in a prime location within Yeovil town centre. Other occupiers in close proximity include Argos and Bet Fred, Card Factory and nearby retailers include Superdrug, Marks & Spencer and Primark amongst others.

KEY FEATURES:

- Prime unit on Yeovil High Street
- Basement storage
- Approximately 1,276 sqft
- Benefits from large amounts of footfall
- Ground floor lock up shop
- Available on a new lease
- Prime town centre location
- New lease offered on flexible terms

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DESCRIPTION:

The property comprises a ground floor lock up shop together with basement storage.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Basement	328.00	30.47
Ground Floor	948.00	88.07
TOTAL	1,276.00 sq ft	118.54 sq m

TENURE:

A new lease is offered on flexible terms

EPC: **VAT:** VAT is chargeable to on the rent

LEGAL COSTS: Each party to be responsible for their own legal and other costs. **RATES:** Rent - £30,000
Rateable Value - £25,750

CONTACT:



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