



1 South Western Terrace, Yeovil BA20 1NB

FOR SALE

Area: 704.00 sq ft (65.40 sq m) | Price: £120,000

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 positioned fronting South Western Terrace which benefits from a large amount of footfall due to popular nearby occupants Nandos, Kaspas and Premier Inn and Yeo Leisure Park; Nuffield Gym, Cineworld, Bowlplex and Frankie and Benny's being no

KEY FEATURES:

- Public car parking nearby
- Fronting a pedestrianised walkway
- Close links to the A30
- Newly developed area of the town centre

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DESCRIPTION:

The property comprises a ground floor retail unit approx. 382 sqft with residential accommodation on the first floor which includes a WC, kitchen and bedroom approx. 322sqft. Access to the upper parts is provided by the internal staircase.

The property would benefit from modernisation and has the potential for redevelopment. The property has previously been used as a barbers with a bedsit on the first floor.

FLOOR AREA:

FLOOR	AREA sq ft	AREA sq m
Ground Floor	382.00	35.49
First Floor	322.00	29.91
TOTAL	704.00 sq ft	65.40 sq m

TENURE:

Freehold with Vacant Possession

EPC:

VAT:

To be confirmed

LEGAL COSTS: Each party is responsible for their own legal costs.

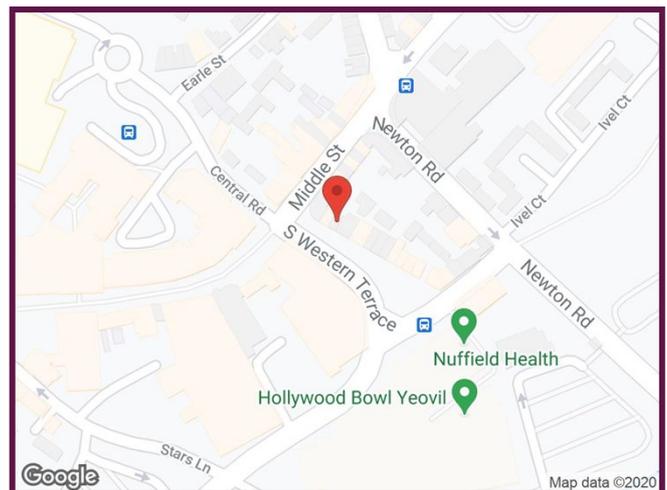
RATES:

Rateable Value (VOA Listing 2017) Description - Hairdressing Salon and Premise RV - £4,400

CONTACT:



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